UNITED STATES OLYMPIC TRAINING CENTER / SAN DIEGO

CITY OF CHULA VISTA

SECTIONAL PLANNING AREA (SPA) PLAN

Revised
November 1993

Prepared for:
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CHAPTER ONE - INTRODUCTION

The San Diego National Sports Training Foundation, in cooperation with the United States Olympic Committee and the City of Chula Vista, are engaged in an exciting proposal - to build the first multi-sport, warm-weather Olympic Training Center for the United States. The Training Center will serve elite athletes from all over the United States providing training in many of the sports on the Olympic sports program.

This Sectional Planning Area (SPA) Plan - and its accompanying Environmental Impact Report and Public Facilities Finance Plan and Development Agreement detail, as required by the City of Chula Vista, the planned development for the Olympic site. Development of the Center will be consistent with, and subject to, the provisions of this SPA and subsequent implementation actions by the City of Chula Vista and other affected public agencies.

1.1. Location of the Olympic Training Center

The Olympic Training Center is located in the eastern area of the City of Chula Vista City limits. The site includes 150 acres bounded on the east by Wueste Road, adjacent to Lower Otay Reservoir. It is approximately 7.5 miles east of downtown Chula Vista and 7 miles north of the United States/Mexico International Border. Figure 1 illustrates the location of the Olympic Center.

1.2 Relationship to the Community of EastLake

The Olympic Training Center is a part of the Community of EastLake, a 3,000-acre masterplanned community which has a long planning history with and commitment to the City of Chula Vista. A General Plan Amendment and Planned Community Zoning for the 1,267-acre EastLake I area, which represented approximately 40% of the property, was adopted by the Chula Vista City Council on July 15, 1984. Approval of the EastLake I Plans led to annexation of the area into the City and development of EastLake I, the western-most area of the Community. The remainder of the EastLake property was designated "Future Urban" and an EastLake Policy Plan was adopted by the City Council to establish future planning and development guidelines.

The second phase of the EastLake development included planning for two residential neighborhoods, EastLake Greens and Trails, located east of the proposed alignment of State Route (SR)-125, between Telegraph Canyon Road and Orange Avenue. A General Development Plan for EastLake II and a SPA Plan and Tentative Map for EastLake Greens were submitted to the City in May, 1988. Following a Citywide General Plan Update approved by the City on July 17th, the EastLake Greens Plan and Trails zoning were approved by the Council on July 18th, making way for annexation of portions of this second phase to the City.

The Olympic Training Center site is part of the third major EastLake Community development phase, EastLake III. The General Development Plan and zoning for EastLake III were approved by the Chula Vista City Council on December 5, 1989, which provided for the subsequent annexation of 1030-acres into the City.

This Sectional Planning Area Plan represents the third SPA plan for the Community of EastLake. The EastLake I SPA Plan included EastLake's first two residential neighborhoods, EastLake Hills and Shores, and portions of commercial and industrial districts, EastLake Village Center and EastLake Business Center. EastLake's second SPA, EastLake Greens, brought an additional residential neighborhood to the community. This SPA, the United States Olympic Training Center/San Diego, will provide for the orderly development of the Olympic Training Center and insure compatibility with existing neighboring

development, future uses to be developed adjacent to the site and with the Community of EastLake as a whole.

1.3. Surrounding Uses

The General Development Plan for EastLake III (Figure 2) depicts the land uses that will be adjacent to the Olympic Training Center site. The site is somewhat isolated, with Wueste Road and Lower Otay Reservoir abutting its eastern boundary and the Salt Creek basin - planned for open space uses - following its western boundary. A Chula Vista City community park is planned to the south of the site, which will abut an already existing San Diego County Regional Park.

To the north of the site more intense uses are planned including two commercial centers which are planned to be complimentary to the Olympic Training Center. A retail commercial center is expected to develop northwest of the site. This area is specifically proposed for development as a commercial "village" with casual shopping, dining and entertainment uses, catering to both the athletes in training and visitors as well as community residents. Adjacent to the northeastern boundary of the Center a Visitor Commercial designation will allow for development of a visitor-oriented facility which could include lodging and conference related activities.

Residential development is also planned to occur north of the Olympic Training Center site, with a broad mix of densities. All residential uses will be separated from the Olympic Training Center by Orange Avenue.

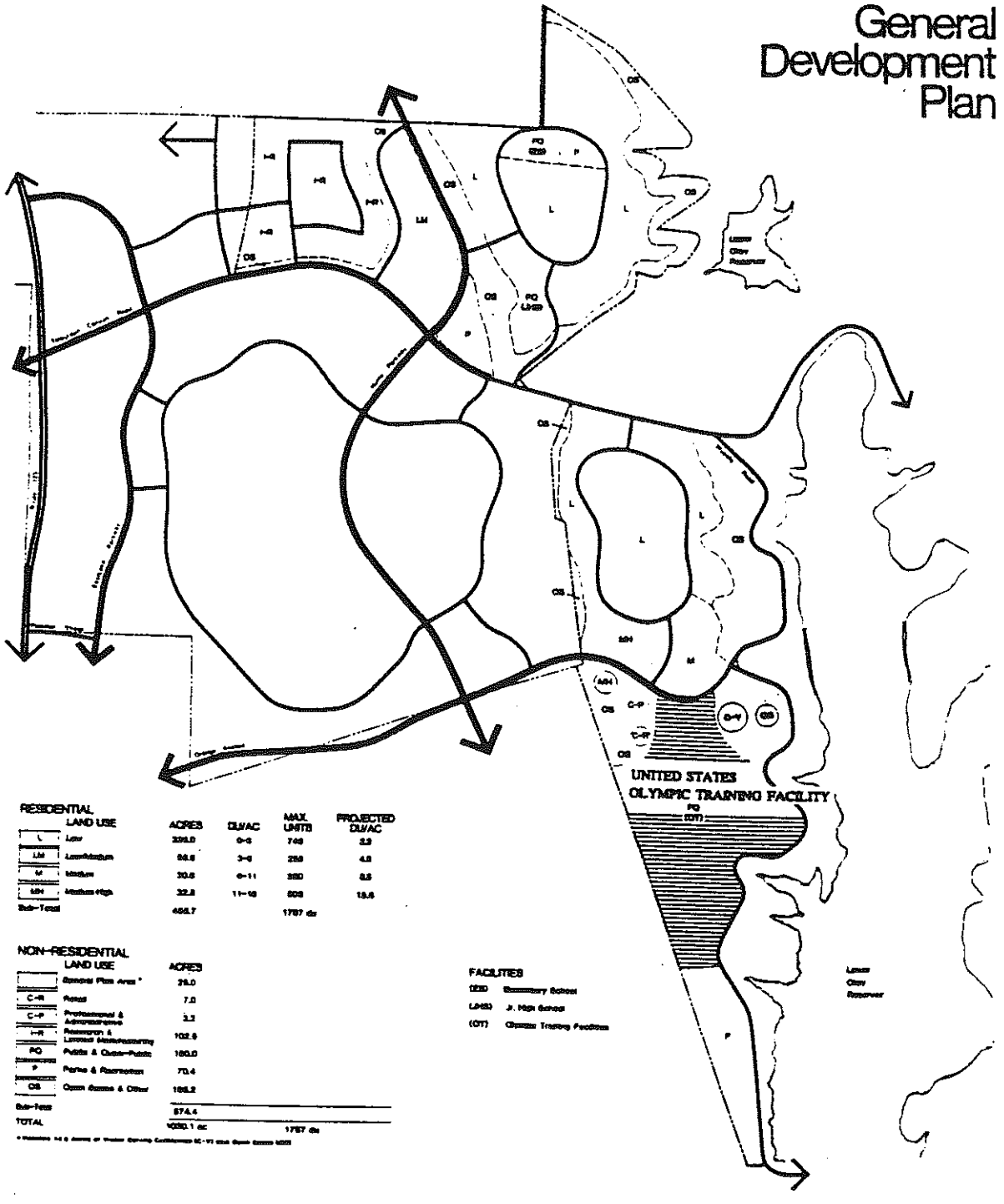
1.4. Scope, Purpose and Implementation of the SPA

The purpose of the Olympic Training Center Sectional Planning Area (SPA) Plan is to provide guidelines for future development of the site. The SPA outlines a masterplan concept for the site and includes a number of development objectives which are consistent with the Chula Vista General Plan and Eastlake III General Development Plan. In addition, a Public Facilities Finance Plan and Development Agreement have been included to guide development on the site.

The Plan is intended to be a dynamic document, with ability to alter as needs change and future phases are constructed (subject to appropriate approvals by the City of Chula Vista). Commencment of development is expected to occur immediately following the submittal and City approval of a Precise Plan and Conditional Use Permit (CUP). Approval of the Phase I Precise Plan will enable construction of Core Facilities to be completed and operated as the initial construction stage. Completion of the full first phase, or Phase I Precise Plan, will follow incrementally, at the discretion of the Planning Director and subject to review and analyses of traffic impacts to Wueste Road. The Precise Plan will provide a detailed site plan, grading plans and architectural plans and elevations for all first phase facilities. A final parcel map will also be required prior to the issuance of any building permits for the site.

1.5. Legal Significance of the SPA

Adoption of the Olympic Training Center SPA Plan by the City Council will establish the official development policy of the City of Chula Vista for the Olympic Training Center. All future discretionary permits will need to be consistent with the Olympic Training Center SPA Plan.



EASTLAKE III
General Development Plan

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UNITED STATES OLYMPIC COMMITTEE

MAY 1990

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Figure 2

1.6. Public Facilities Finance Plan and Development Agreement

Two important companions to the SPA Plan are the Public Facilities Financing Plan and Development Agreement. The Public Facilities Financial Plan (PFFP) provides the description of infrastructure needs such as sewer, water, road, storm drainage, schools, parks, fire and safety and transit facility needs generated by the project, with an outline of estimated costs and methods of financing those facilities. In addition, the PFFP provides more detailed information about project phasing and construction plans.

The Public facilities Financing Plan must be adopted by the City Council prior to the approval of any Precise Plan for the Olympic Training Center to ensure that required public facilities will, in fact, be provided concurrent with need.

In order to ensure that the responsibilities of the developer and the City are clearly understood, a Development Agreement will serve as a contract to vest the development rights of the Center and the attendant responsibilities of both the City and Olympic Training Center developer.

1.7. Environmental Impact Report

The Master Environmental Impact Report prepared for the EastLake General Plan Amendment in 1982 concluded that adverse environmental impacts were insignificant or could be mitigated with the exception of impacts in the areas of:

* Agriculture
* Air Quality
* Growth Inducement

The City Council adopted CEQA findings (EIR 81-03) which include a statement of overriding considerations as required by the California Environmental Quality Act.

A Supplemental Environmental Impact Report was prepared for the EastLake III General Development Plan and a site-specific Supplemental Environmental Impact Report has been prepared for the Olympic Training Center SPA Plan which will be considered by the City Council in accordance with applicable law.

CHAPTER TWO - OLYMPIC TRAINING CENTER BACKGROUND

2.1. Project Background

The development of America's first warm-weather Olympic Training Center, to be located in the San Diego region, is an exciting prospect - one that will bring national and international prestige to our community as a leading sports center for the United States. The Training Center will serve as a magnet for national and international sports organizations for conferences, clinics, seminars, training camps and other athletic activities. The Center will serve as an incubator for various sports-related, high-tech and scientific firms; will provide positive role models and serve as an inspiration for our young athletes; and will ultimately produce and provide support to those elite athletes who will represent the United States in sports competitions throughout the world.

The Olympic Training Center to be located at EastLake will be the third Olympic Training Center in the United States, joining existing centers at Colorado Springs, Colorado and Lake Placid, New York. This will be the fist ever "masterplanned" Olympic training facility for the United States, planned and constructed from the ground up, specifically for the United States Olympic Committee, providing a world-class "state-of-the-art" Training Center for America's athletes.

The Olympic Training Center site at EastLake was officially designated by the United Sates Olympic Committee (USOC) in November, 1988. The selection of the site adjacent to Lower Otay Reservoir represents the culmination of two years of planning studies. In considering the San Diego region, the USOC considered four basic criteria:

1. A superb year-round climate for outdoor training;
2. a major metropolitan population of sufficient size to support resident athletes with educational and employment opportunities;
3. proximity to a major airport with competitive services and airfares; and
4. a market area that could facilitate the expansion of USOC and NGB awareness and athletic development.

Over 30 sites in the greater San Diego region were examined by the San Diego National Sports Training Foundation, the non-profit organization that presented the proposal to the USOC for development of the Center in this region. All sites were measured against the needs expressed by the USOC for land size, access, transportation, proximity to schools, colleges, jobs and cultural amenities. After review of all potential alternatives, the Olympic site at EastLake was selected by the Foundation and approved by the USOC.

The Center is intended to be the only multi-sport warm-weather facility to be located west of the Rocky Mountains. When supplemented with the existing scientific, technological, medical and industrial resources of the South Bay and greater San Diego area, the Olympic Training Center should offer America's athletes the best possible environment for training and success.

2.2. The San Diego National Sports Training Foundation

The San Diego National Sports Training Foundation is a non-profit foundation, dedicated specifically to the goal of developing a major, first-class warm-weather United States Olympic training facility in the greater San Diego area. The Foundation's efforts have been formerly approved by the USOC and the Foundation worked closely with the USOC to determine which sports will have priority at the new Olympic Training Center. The foundation is also working closely with the various sports' National Governing Bodies (NGB's) in order to design facilities that will meet international standards for each sport.

2.3.2 Visitor Activity

Although the primary purpose of the Olympic Training Center is to train athletes, visitors will naturally be attracted to the site. The excitement generated by the Olympic movement and the draw of Olympic athletes in training will bring both local spectators and out-of-town visitors to the site. Because the San Diego region already offers an attractive visitor's destination, it is expected that many of the same tourists the come each year to visit existing attractions will also visit the Olympic Training Center. The Center is expected ultimately to host an estimated 424,000 spectators per year. The total number of annual visitors is expected to evolve from the development of the Core facilities and the early years of operation, to this ultimate number when the Center has been in operation for some time. The Phase I Precise Plan and Masterplan are designed to accommodate these visitors, who will have controlled access to the facility via a Visitors Center and guided tours.

Because this facility is planned to focus on training activities, major competitions are not planned to be held onsite. Smaller exhibitions and competitions, drawing from 1,000 - 3,000 spectators will occasionally be held at the Center. These may include competitions such as junior team championships and special exhibition games with teams from throughout the United States or between U.S. and visiting foreign teams. An annual total of 50,000 spectators is estimated to attend Training Center events. Accommodations for these visitors are included in the parking and circulation element of this Plan.

3.1. Planning Concepts

The primary purpose of the Olympic Training Center is to provide a complete training support system for athletes who desire to achieve their maximum potential in athletic competitions. The Center accomplishes that goal by providing the highest quality athletic training facilities along with a pleasant and attractive living support environment. This "Olympic Village" will function as both home and workplace for athletes, providing positive environmental settings for both motivation and relaxation. In addition to serving athletes needs, the project must be designed to accommodate visitors under controlled access.

In planning for the Training Center, several goals were first defined:

* to plan for development of state-of-the-art athletic facilities
* to provide an aesthetically pleasing campus setting for the athletes
* to separate the athletes housing from athletic venues and create a sense of home for athletes returning from training sessions
* to maintain natural open-space areas and create "quiet" spaces for athletes on campus
* to separate visitor activity away from athletes housing
* to control visitor access and activity throughout the campus

The long-range Masterplan for the Olympic Training Center is shown on Figure 4. This design document, upon which this SPA is based, addresses each of the planning objectives noted above. Planning for the Center has been comprehensive in scope, including a review of training sites throughout Europe and meetings and discussions with athletes and officials from both the NGB and the USOC.

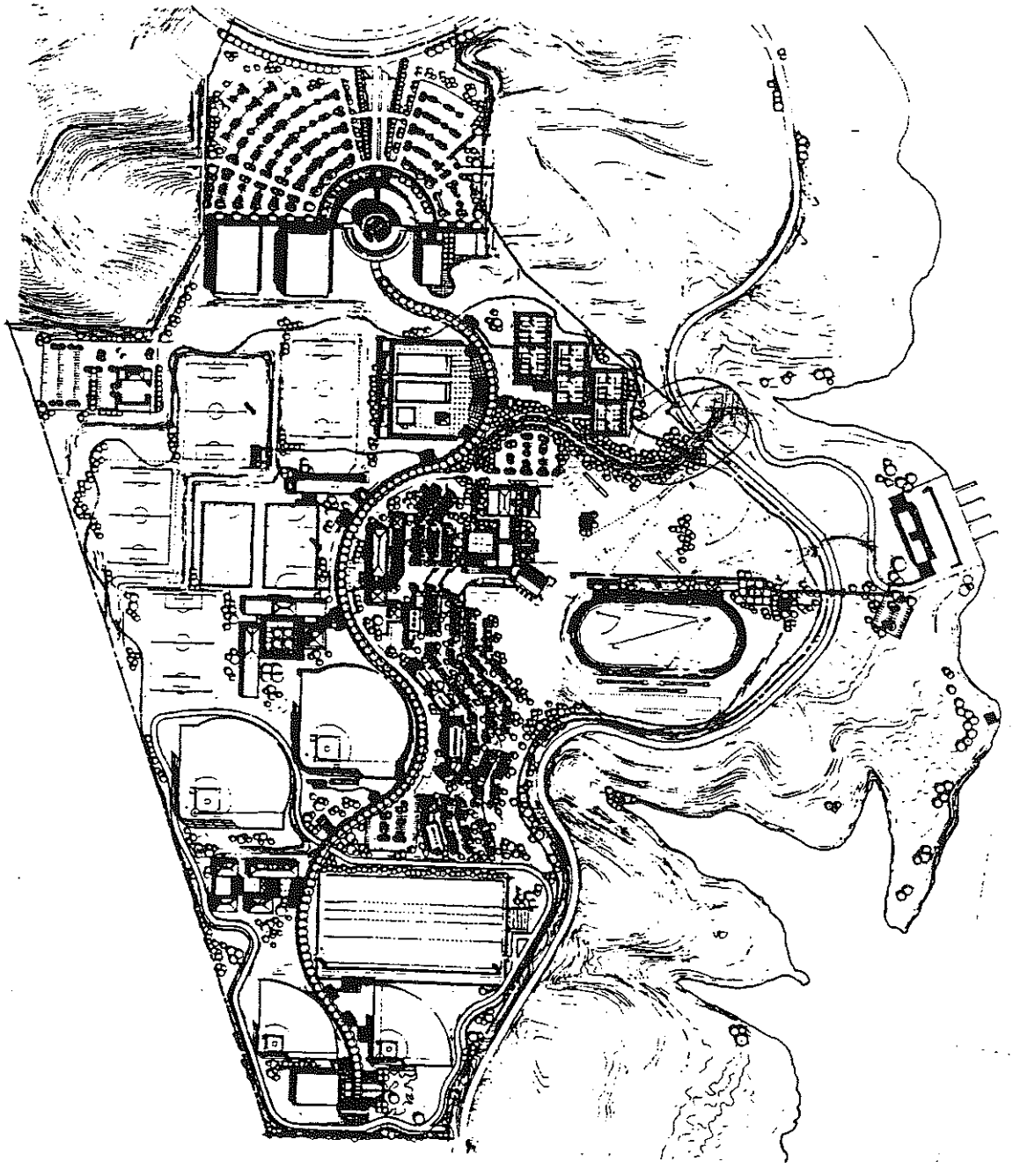
The Olympic Center will be constructed in phases, each requiring approval of a Precise Plan by the City of Chula Vista. The following is a general discussion of the basic Masterplan concepts for circulation, visitor serving facilities, athletic venues and athletes' housing and support facilities.

3.1.1. Circulation

The 150-acre Olympic site, consisting primarily of gently rolling hills , is generally divided by a high point running north and south through the center of the property. This corridor provides a natural access spine for activities onsite. All campus activities revolve around this central spine, which will serve as a pedestrian path, circulation for onsite tours and emergency access. Each athletic activity will be marked along the "Olympic Path", providing every venue (sports training site) with its won "address".

Section 3.3 of this report provides a detailed discussion of traffic and circulation. In general, because the Olympic Training Center is essentially a campus, vehicular circulation in the traditional sense will not be provided. The Masterplan for the Olympic Training Center calls for two points of automobile access: a primary access off Orange Avenue for visitors and administrative staff; and a secondary access from Wueste Road for resident athletes, visiting athletes and medical and housekeeping staff. Each of these access points leads to parking areas appropriate to the visitor and athlete needs.

During the initial phase of operations, until construction of Orange Avenue is complete, athletes, employees and visitors will all use Wueste Road to access the site. Wueste will serve as the primary access for the Core Facilities and possible additional Phase I facilities as long as cumulative average daily traffic generated by the project remains under 950 trips per day.



OLYMPIC CENTER MASTER PLAN (Illustrated)

UNITED STATES OLYMPIC TRAINING CENTER

SAN DIEGO

THE SAN DIEGO NATIONAL SPORTS TRAINING FOUNDATION
UNITED STATES OLYMPIC COMMITTEE

NOV 1988

SKIDMORE, OWINGS & MERRILL
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RICK ENGINEERING CIVIL ENGINEER
PATRICK MADDUX GRAPHIC DESIGN
FRANCIS KRAHE LIGHTING DESIGN
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Figure 4

3.1.2. Visitors

It is anticipated that this Olympic Training Center will ultimately play host to over 400,000 visitors each year. Visitors will come to tour the Olympic site, becoming acquainted with the facilities primarily through walking tours (mini-bus tours will also be available for elderly and handicapped visitors). Other visitors will come to the site as spectators, attending specific exhibitions and/or competitions as described in Section 2.3.2.

The visitor serving areas planned for the Olympic Training Center are shown on Figure 5. The Visitors Center is located on the north end of the site where access and parking are provided immediately off of Orange Avenue. The Visitors Center will include Olympic display areas, an auditorium where visitors may view athletic and inspirational films, a restaurant, a gift shop and administrative/support offices.

The Visitors Center will be located on a high point in the property that provides visual access to the entire site. Two viewing towers, approximately 30-40 feet in height, will be located in the Visitor Center Plaza so that visitors may enjoy a panorama of the campus and its athletic venues. (Figure 6 displays the potential viewing corridors from the visitor towers). An outdoor pavilion will provide yet another viewing area for tourists as well as space for special outdoor athletic exhibitions.

Several small visitor overlooks are provided along the Olympic Path. These will include restroom facilities and concessions stands that may be activated for events as required. In addition, each of the outdoor venues includes a grass viewing area. These will be gently sloping spaces, provided at one field for each venue, where spectators may sit and watch games and exhibitions.

3.1.3. Athletic Facilities

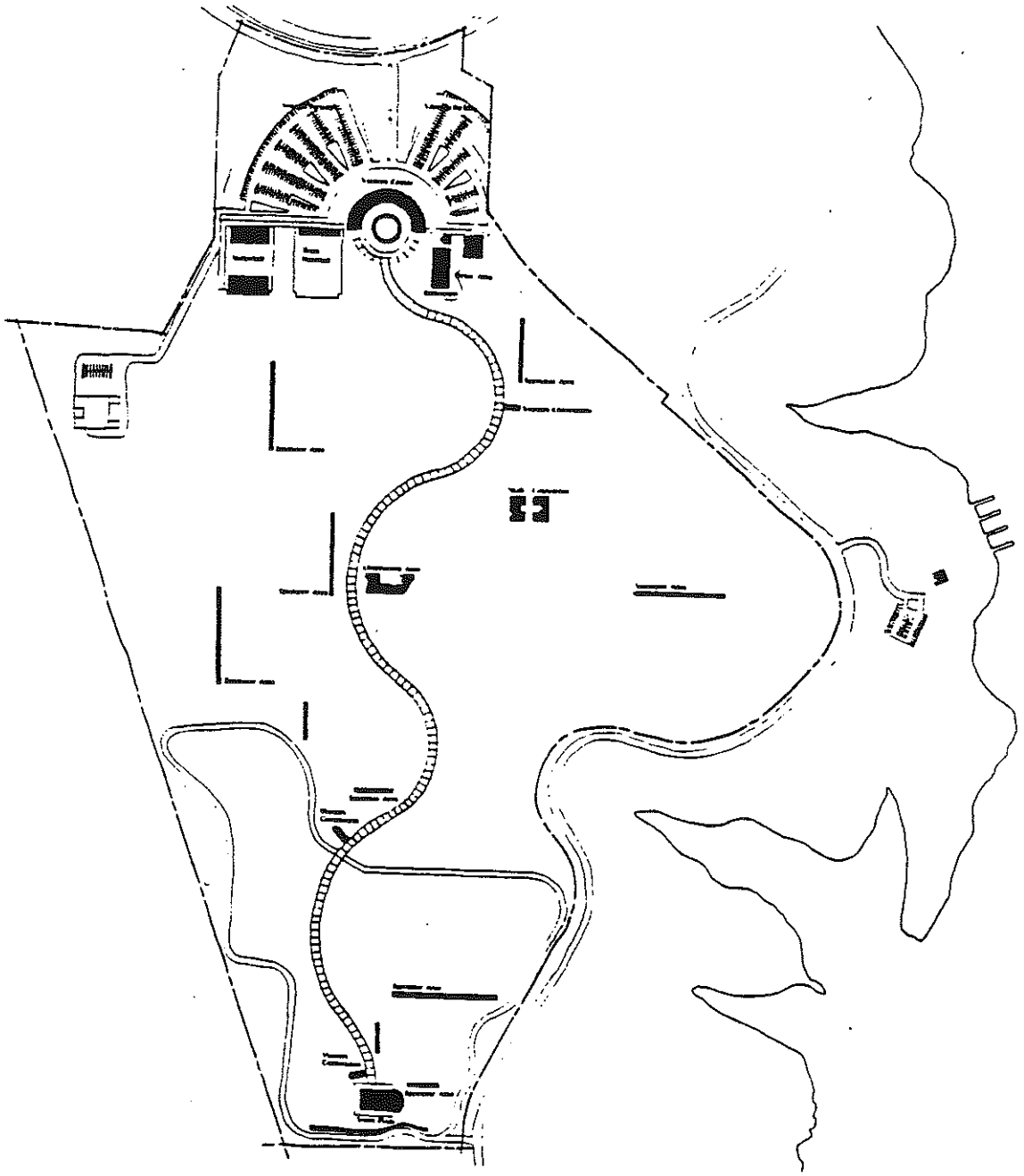
Figure 7 provides a Masterplan which labels all of the long-range Olympic Training Center facilities. Planning for the Olympic Training Center is naturally focused on the athletic facilities. Each venue has been planned to meet the requirements of the NGB of the sport(s) that it will serve.

Indoor athletic facilities are planned to be interspersed in groupings through the Olympic site. One main gymnasium, initially designed for volleyball and team handball, is located adjacent to visitor parking on the north end of the site. A second gym is planned for this area for future phases. Located close to parking, these gyms will double for training in other sports and as multi-purpose space for indoor exhibitions or competitions held onsite.

Outdoor venues constitute the majority use of the site. Circling around the Olympic Path, soccer, field hockey, archery, track and field, softball and tennis facilities are planned for first phase development, as well as a cycling criterium course. Baseball, bobsled and luge practice facilities are planned for future development. Biathlete training may also be incorporated in later phases, using the criterium course for dry-land ski practice.

The swimming complex is located on the north end of the Path, making it a key viewing location for visitors. First phase plans call for an Olympic 50-meter swimming pool, to be shared by swimmers, water polo players and synchronized swimmers. Later phases will add a second 50-meter pool and diving pool.

The Olympic rowing and canoe/kayaking venue is to be located outside the SPA boundaries, east of Wueste Road on Lower Otay Lake Reservoir. A Boathouse will be constructed on the Reservoir's edge on land leased from the City of San Diego. This facility will derive access from Wueste Road and will be a part of the Olympic Training Center (a pedestrian overpass may be constructed as part of a later phase). Although not currently a part of this SPA Plan, the Boathouse and its surroundings could be included if the area owned by the City of San Diego east of Wueste Road is considered for annexation into the City of Chula Vista.



VISITORS' AREAS

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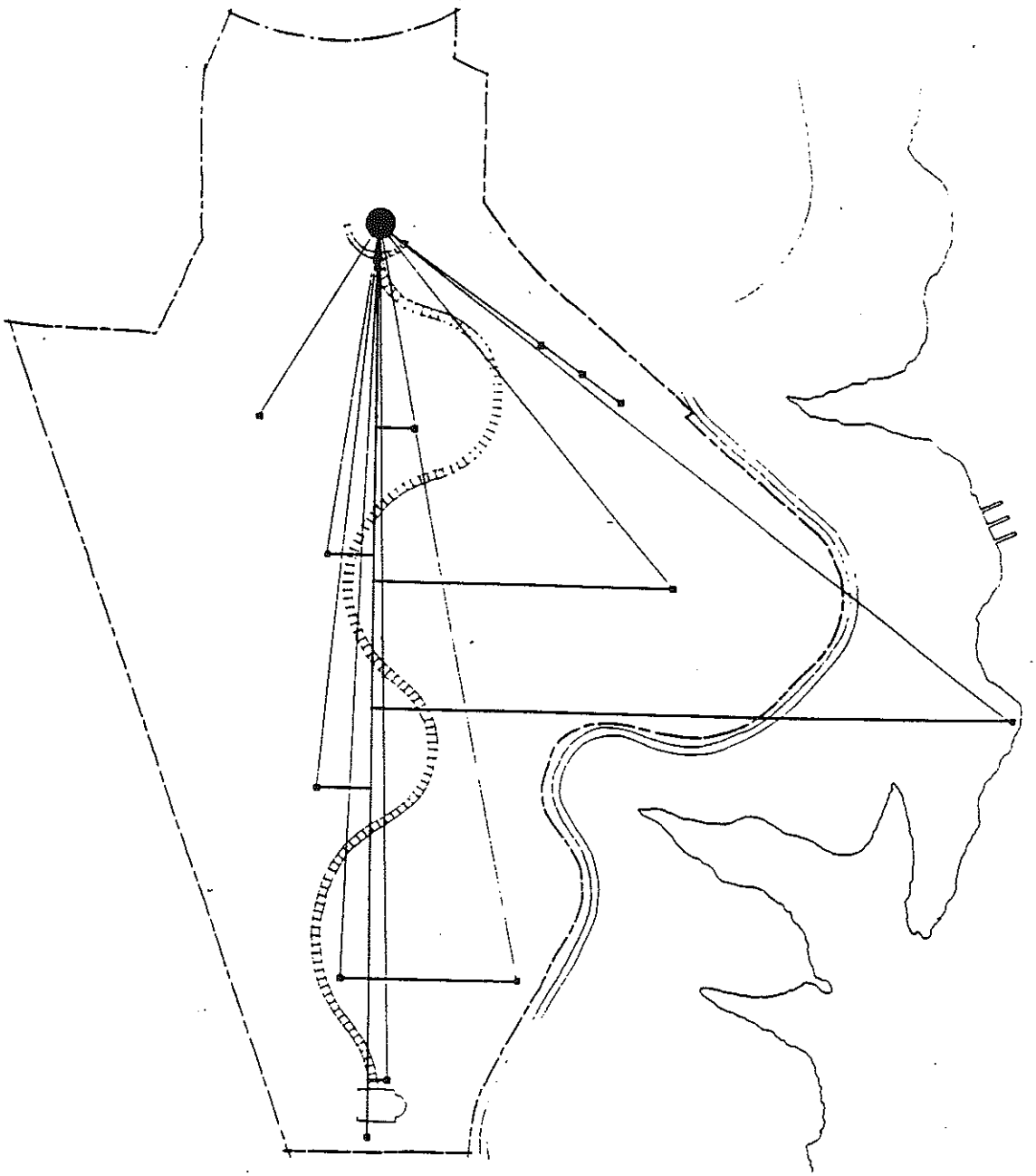
Figure 5



VISITORS' TOWER VIEWING CORRIDORS

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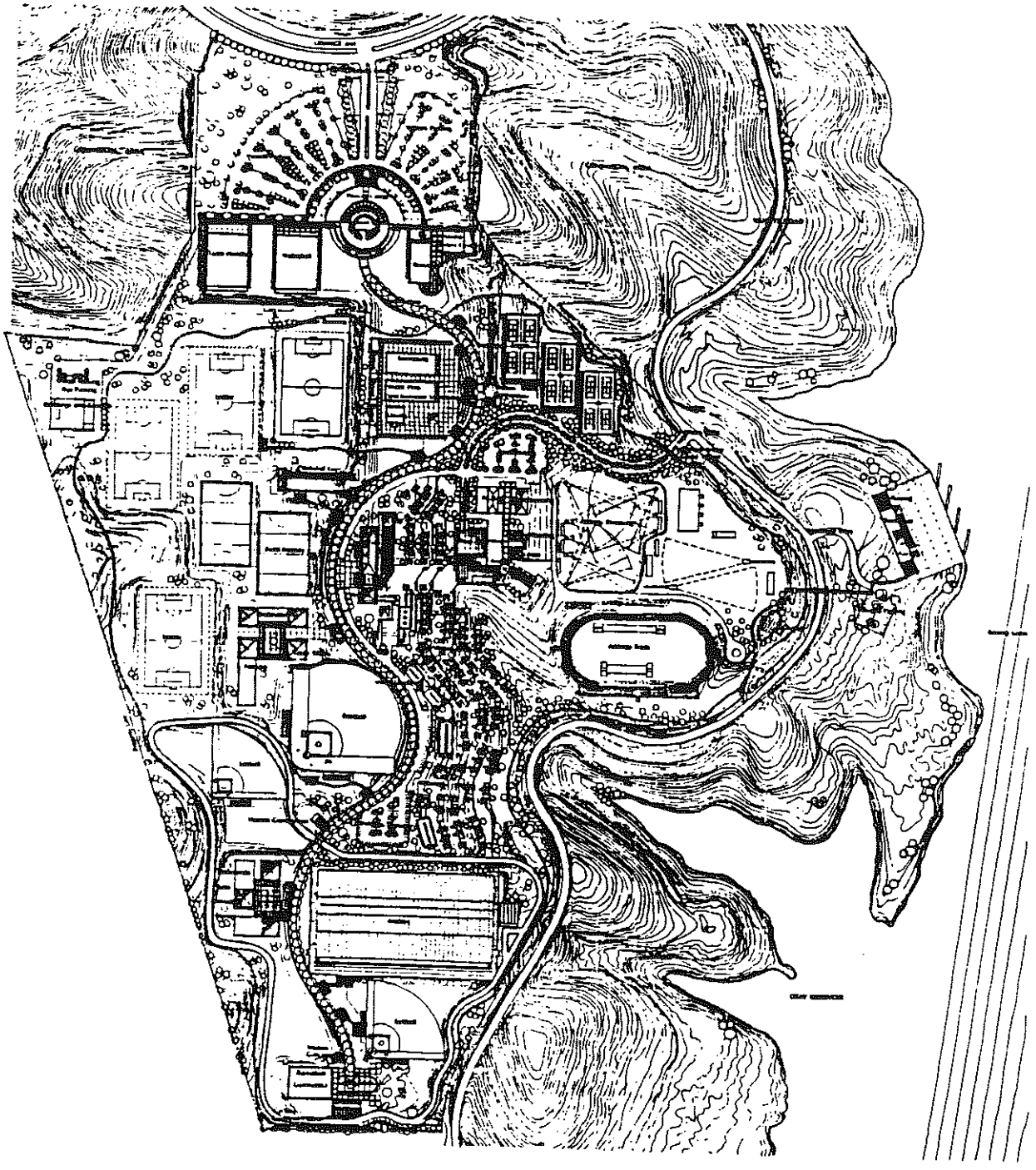
Figure 6



OLYMPIC CENTER MASTER PLAN

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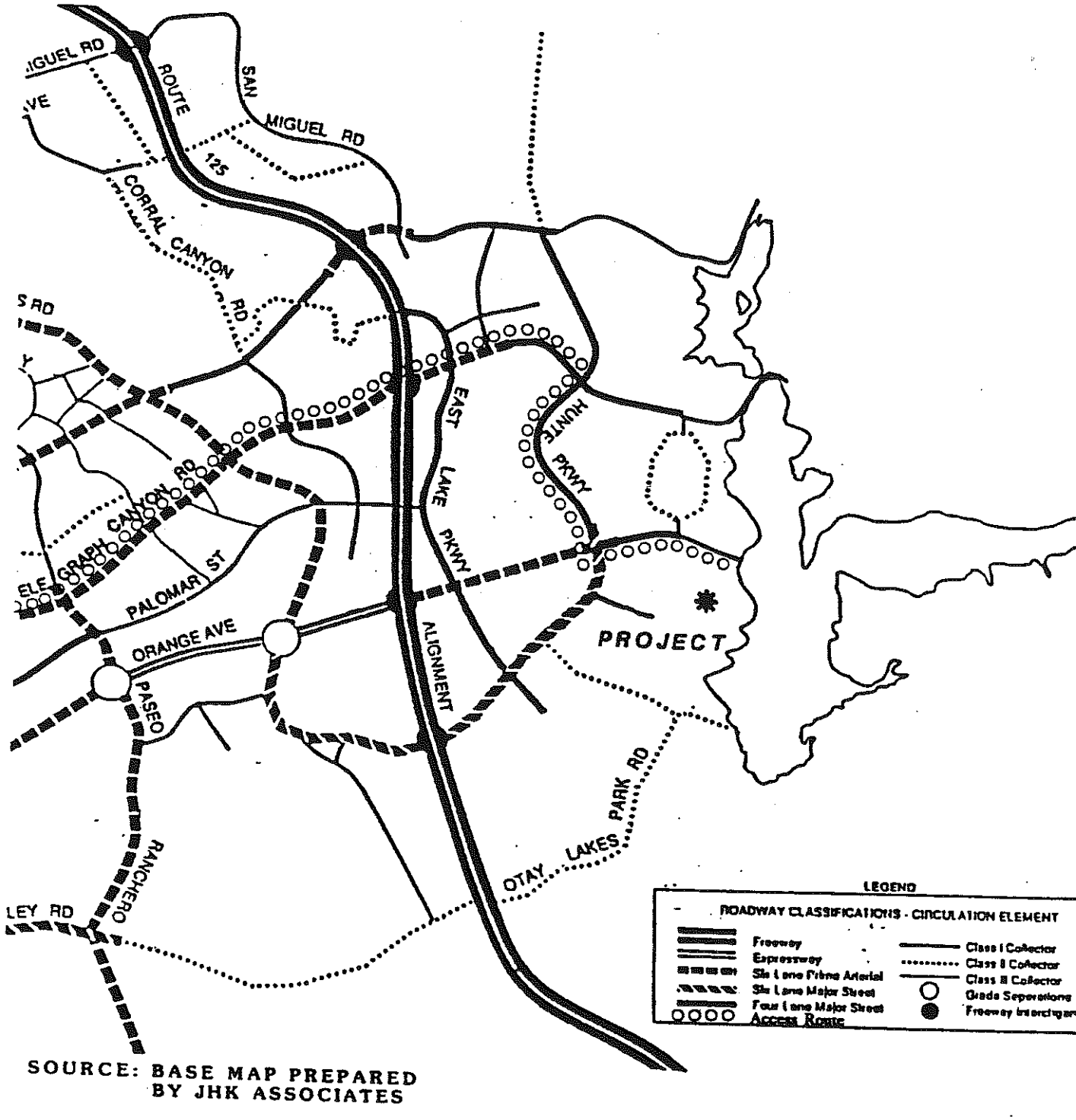

SOURCE: BASE MAP PREPARED BY JHK ASSOCIATES

PROJECT ACCESS & PLANNED CIRCULATION ELEMENT

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PATRICK MADDUX — GRAPHIC DESIGN
FRANCIS KRAHE — LIGHTING DESIGN
URBAN SYSTEM ASSOCIATES — TRAFFIC CONSULTANT
THE M'KINLEY GROUP — PLANNING CONSULTANT

Figure 8

3.1.4. Housing and Other Support Facilities

In working with athletes to prepare the Masterplan, emphasis was made by the athletes that the campus must provide a way for them to retreat from their work to the privacy of their residence. Even more importantly, they stressed that housing should be separated from any visitor activity onsite.

Athlete housing is located along the hillsides that slope toward Otay Reservoir. Building will be constructed in clusters, each containing several housing "units", housing two to four athletes. Core Facility housing will include 35 units, providing from 70-100 beds. Upon completion, Phase I development will provide for 300-400 athlete-beds. At buildout, the Center expects to house up to 1,000 athletes.

Housing units are stepped down the hill to reduce grading and to provide for maximum views across the lower Otay Reservoir to the mountains to the east. Although easily accessible from the central spine, the housing is separated by parking, the Sports Medicine/Science Center and ;by topography as it steps down the hill.

Sports research and medicine is an important component of Olympic training. The Sports Medicine/Science facilities are located directly adjacent to the Olympic Path, adjacent to and serving as a physical buffer for athletes residences. Because the athletes will spend considerable time in this facility both before and after work-outs, it is important that it be centrally located - "close to home". It is also expected that this will be an important viewing facility, portions of which will be open for visitor tours at the Center. During the initial operating years, a temporary Sports Medicine/Science center will be provided in the NGB office building in the Athletes' center

Athlete dining and recreation areas are located north and adjacent to the residential units. This area will include a reception area, recreation room, meeting room facilities and small office spaces for short-term use by athletes and their coaches.

3.2. Statistical Summary of Land Use

MASTER PLAN USES BY ACREAGE

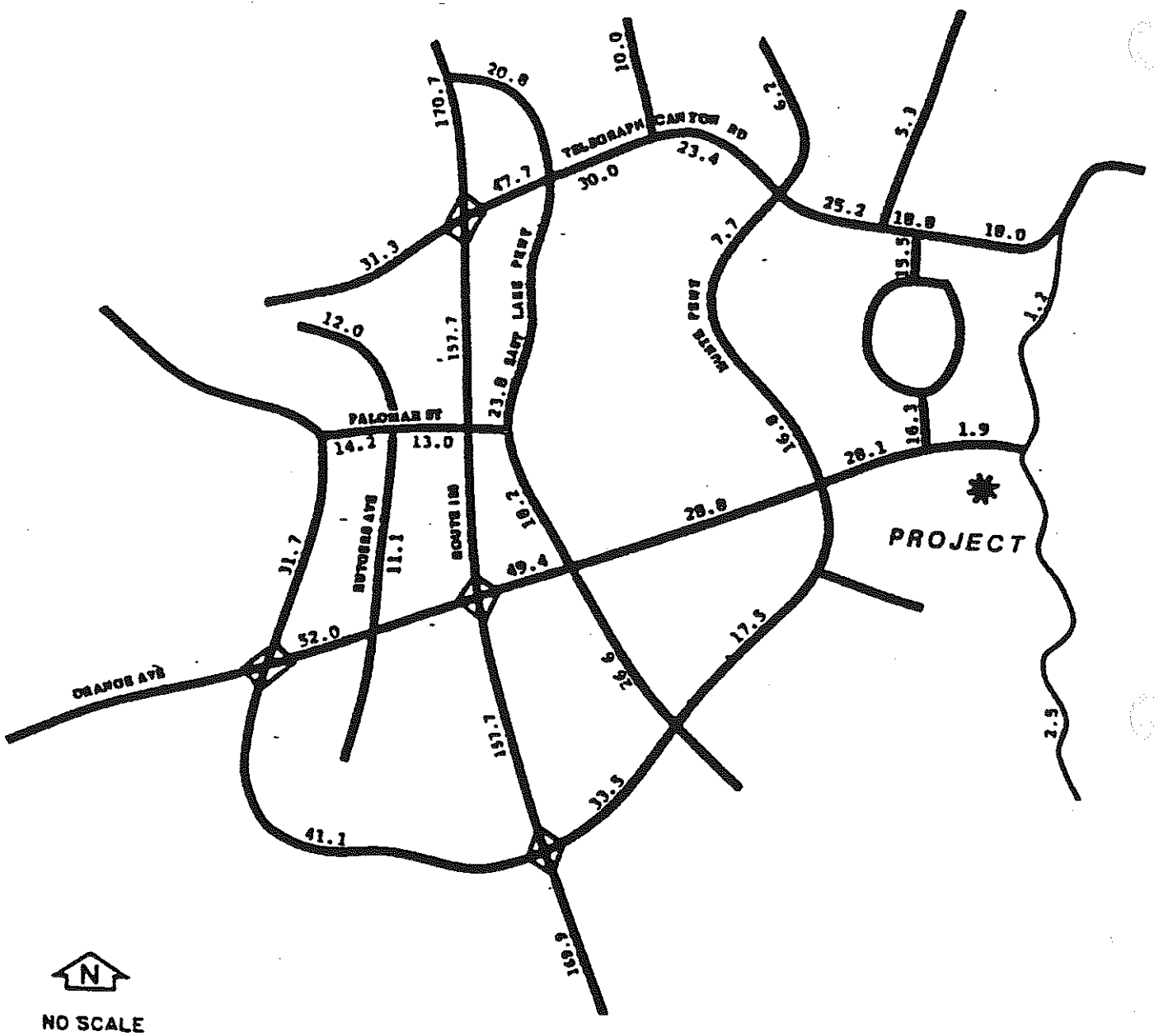
	CORE FACILITIES	FIRST PHASE	BUILDOUT
BUILDINGS	1.1	4.65	9.19
ROAD	3.19	3.19	3.52
PARKING	7.29	7.29	13.03
OPEN SPACE			
...OUTDOOR ATHLETIC VENUES	30.0	34.52	45.29
...GENERAL OPEN SPACE	106.39	98.32	76.92
TOTALS	147.97	147.97	147.97

3.3. Traffic/Circulation

The circulation element of the Olympic Training Center SPA Plan is based on a comprehensive sub-regional traffic study by the City of Chula Vista. The study is used as the basis for establishing the appropriate size for offsite roadway facilities. Site access and onsite circulation and parking are based on shared parking and a manual traffic analysis.

3.3.3 Parking

Due to the unique nature of the Training Center, visitors will generate a majority of the parking demand. Figure 10 depicts general locations for parking onsite for the Core Facility and Masterplan. Table 3.B shows expected parking demands for the Core Facilities project. Table 3.C and 3.D show the total and shared parking demand for the completed Phase I of the development. As can be observed from Table 3.D about 377 parking spaces will be required at the time of peak parking accumulation for Phase I. Tables 3.E and 3.F summarize the total and shared parking requirement for project buildout. A total of 824 spaces will be needed at buildout.



NO SCALE

SOURCE: SANDAG 03/10/89

GENERAL PLAN AMENDMENT VOLUME ASSIGNMENT

UNITED STATES OLYMPIC TRAINING CENTER
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UNITED STATES OLYMPIC COMMITTEE

MAY 1990

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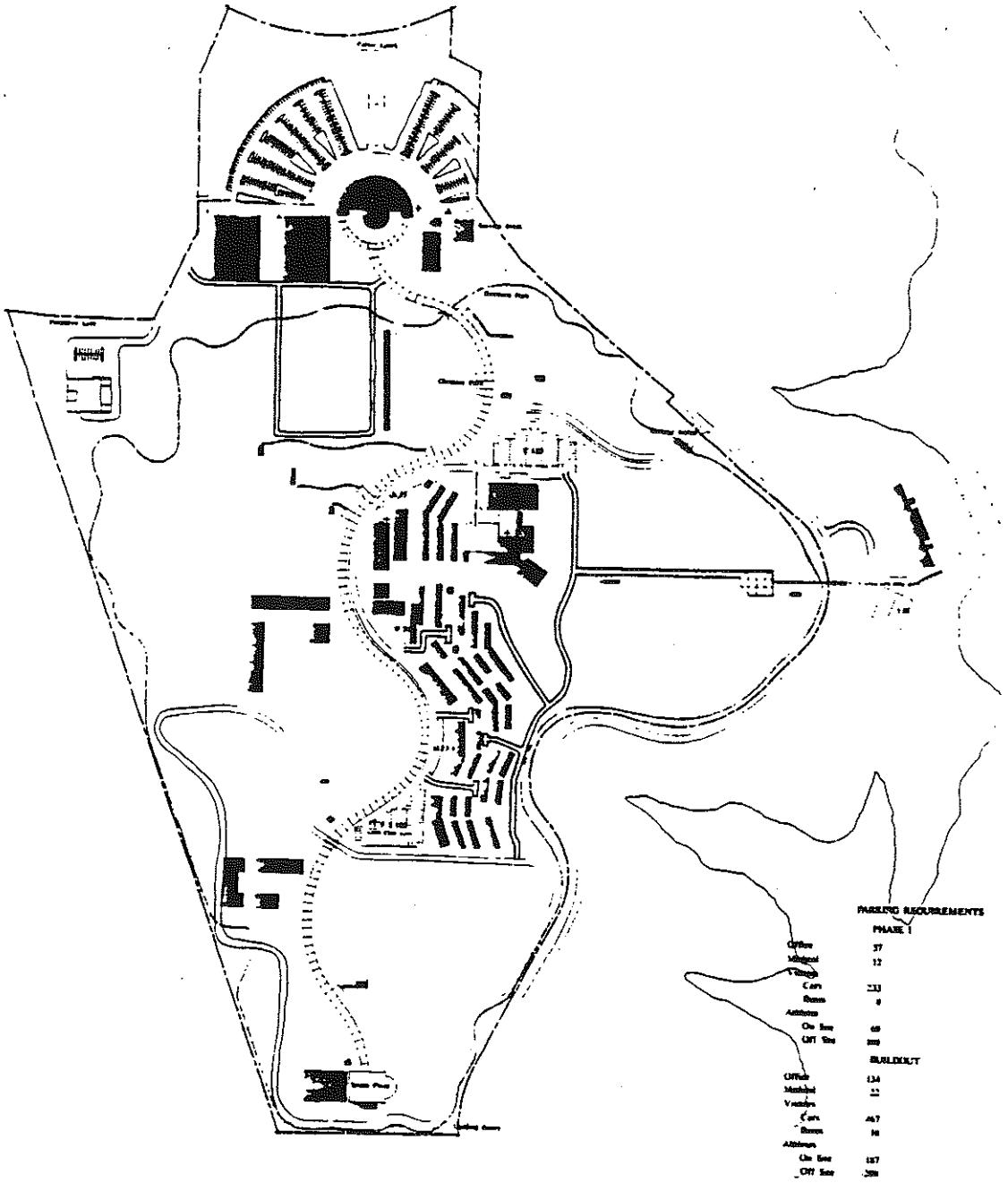
Figure 9



LONG RANGE ACCESS / ON SITE CIRCULATION

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TABLE 3.B

PARKING REQUIREMENTS FOR CORE FACILITIES

USE	REQUIRED SPACES
EMPLOYEES	
Administrative 3200 sq.ft./administrative office 1 per 300 sq.ft.	10
Coaches	15
Sports Science/Sports Medicine	2
ATHLETES	
Living Onsite 1 car per 3 rooms	11
Living Offsite .75 per athlete	45
VISITORS	
autos: 1 car per 2.6 tourists (buses: 1-4 buses daily)	205
TOTAL PARKING REQUIREMENT	**288**

TABLE 3. Ç

PARKING REQUIREMENTS FOR INITIAL PHASE

PEAK PARKING DEMAND FACTORS
CITY OF SAN DIEGO REQUIRED RATES

LAND USE	RATE	# of sf, rooms, visitors	TOTAL
OFFICE	1 Per 300 sq. ft.	17,000	57
MEDICAL OFFICE NUMBER OF STAFF FOR MEDICAL OFFICE	1 Per Staff Person	12	12
VISITORS	1 Per 2.6 Tourists	514	198
	1 Per 2.0 Spectator	71	35
	30 per Bus	240	8

GIFT STORE, VISITOR CENTER, RESTAURANT, AUDITORIUM, AND VISITOR VIEWING AREAS

ATHLETES

LIVING AREAS

GUEST ROOM DORMITORY	150 rooms	1 Per 3 rooms	150	50
VIP APARTMENTS	10 rooms	1 Per room	10	10

ATHLETES LIVING OFF-SITE

ATHLETES	100 athletes	.75 Per athlete	100	75
COACHES	25 coaches	1 Per coach	25	25
			TOTAL	470

TABLE 3. D

SHARED PARKING REQUIREMENTS
INITIAL PHASE

HOUR OF DAY	OFFICE & MEDICAL OFFICE		VISITORS		ON-SITE ATHLETES		OFF-SITE ATHLETES		TOTAL BY HOUR
	WEEK DAY %	HOURLY ACCUMU LATION	WEEK DAY %	HOURLY ACCUMU LATION	WEEK DAY %	HOURLY ACCUMU LATION	DAILY %	HOURLY ACCUMU LATION	
SPACES NEEDED WITHOUT SHARED PARKING:	69		241		60		100		STAND ARD: 470
6:00 A.M.	7 =	5	0 =	0	100 =	60	40 =	40	105
7:00 A.M.	15 =	10	0 =	0	95 =	57	50 =	50	117
8:00 A.M.	63 =	43	0 =	0	90 =	54	50 =	50	147
9:00 A.M.	90 =	62	50 =	120	87 =	52	50 =	50	285
10:00 A.M.	100 =	69	85 =	205	85 =	51	50 =	50	375
11:00 A.M.	100 =	69	90 =	217	85 =	51	40 =	40	377*
12:00 NOON	85 =	59	100 =	241	85 =	51	10 =	10	361
1:00 P.M.	85 =	59	100 =	241	75 =	45	10 =	10	355
2:00 P.M.	90 =	62	90 =	217	50 =	30	10 =	10	319
3:00 P.M.	90 =	62	85 =	205	65 =	39	30 =	30	336
4:00 P.M.	85 =	59	75 =	181	85 =	51	45 =	45	335
5:00 P.M.	35 =	24	0 =	0	90 =	54	60=	60	138
6:00 P.M.	25 =	17	0 =	0	95 =	57	100 =	100	174
7:00 P.M.	20 =	14	0 =	0	90 =	54	100 =	100	168
8:00 P.M.	10 =	7	0 =	0	80 =	48	60 =	60	115
9:00 P.M.	5 =	3	0 =	0	80 =	48	40 =	40	91
10:00 P.M.	5 =	3	0 =	0	80 =	48	10 =	10	61
11:00 P.M.	5 =	3	0 =	0	95 =	57	0 =	0	60
12:00 MIDNIGHT	5 =	3	0 =	0	100 =	60	0 =	0	63

TABLE 3. E

PARKING REQUIREMENTS FOR BUILDOUT PHASE

PARKING REQUIREMENTS FOR BUILDOUT PHASE

PEAK PARKING DEMAND FACTORS
CITY OF SAN DIEGO REQUIRED RATES

LAND USE	RATE	# of sf, rooms, visitors	TOTAL
OFFICE	1 Per 300 sq. ft.	40,200	134
MEDICAL OFFICE NUMBER OF STAFF FOR MEDICAL OFFICE	1 Per Staff Person	22	22
VISITORS	1 Per 2.6 Tourists	1,029	396
	1 Per 2.0 Spectator	143	71
	30 per Bus	300	10

GIFT STORE, VISITOR CENTER, RESTAURANT, AUDITORIUM, AND VISITOR VIEWING AREAS

ATHLETES

LIVING AREAS

GUEST ROOM DORMITORY	150 rooms	1 Per 3 rooms	500	167
VIP APARTMENTS	10 rooms	1 Per room	20	20

ATHLETES LIVING OFF-SITE

ATHLETES	200 athletes	.75 Per athlete	200	150
COACHES	50 coaches	1 Per coach	50	50
			TOTAL	1,020

TABLE 3. F

SHARED PARKING REQUIREMENTS
BUILDOUT PHASE

HOUR OF DAY	OFFICE & MEDICAL OFFICE		VISITORS		ON-SITE ATHLETES		OFF-SITE ATHLETES		TOTAL BY HOUR
	WEEK DAY %	HOURLY ACCUMU LATION	WEEK DAY %	HOURLY ACCUMU LATION	WEEK DAY %	HOURLY ACCUMU LATION	DAILY %	HOURLY ACCUMU LATION	
SPACES NEEDED WITHOUT SHARED PARKING:	156		477		187		200		STAND ARD: 1,020
6:00 A.M.	7 =	11	0 =	0	100 =	187	40 =	80	278
7:00 A.M.	15 =	23	0 =	0	95 =	178	50 =	100	301
8:00 A.M.	63 =	98	0 =	0	90 =	168	50 =	100	367
9:00 A.M.	90 =	140	50 =	238	87 =	163	50 =	100	642
10:00 A.M.	100 =	156	85 =	405	85 =	159	50 =	100	820
11:00 A.M.	100 =	156	90 =	429	85 =	159	40 =	80	824*
12:00 NOON	85 =	133	100 =	477	85 =	159	10 =	20	789
1:00 P.M.	85 =	133	100 =	477	75 =	140	10 =	20	770
2:00 P.M.	90 =	140	90 =	429	50 =	93	10 =	20	683
3:00 P.M.	90 =	140	85 =	405	65 =	122	30 =	60	727
4:00 P.M.	85 =	133	75 =	358	85 =	159	45 =	90	739
5:00 P.M.	35 =	55	0 =	0	90 =	168	60=	120	343
6:00 P.M.	25 =	39	0 =	0	95 =	178	100 =	200	417
7:00 P.M.	20 =	31	0 =	0	90 =	168	100 =	200	399
8:00 P.M.	10 =	16	0 =	0	80 =	150	60 =	120	285
9:00 P.M.	5 =	8	0 =	0	80 =	150	40 =	80	237
10:00 P.M.	5 =	8	0 =	0	80 =	150	10 =	20	177
11:00 P.M.	5 =	8	0 =	0	95 =	178	0 =	0	185
12:00 MIDNIGHT	5 =	8	0 =	0	100 =	187	0 =	0	195

3.3.4 Transit

It is expected that public transit will be provided along Orange Avenue in the later phases of the project. In the interim it may be possible for Training Center operators to provide on-call shuttle service for athletes to the nearest public transit center. Currently a transit center is located near Southwestern College. A closer center is planned to be located in the EastLake Business Park.

3.3.5 Cycling Routes

Onsite cycling training circuits will be provided as shown on the concept plan. For training purposes, however, offsite circuits need to be provided. In consultation with local bicycle clubs and organizations and based on previously sanctioned cycling events, 25 mile, 40 mile., 60 mile and 100 mile cycling loops have been conceptually established. Coaches will ultimately refine these training circuits; however, all offsite training events and efforts will be carried out with appropriate warning signing, leading and following vehicles. Figures 11 through 15 show possible cycling circuits and the established 40-mile Great Western Cycling Loop.

3.4. Grading Concepts

In its natural condition, the Olympic Training Center property is characterized by gently rolling hills on either side of a north/south ridge. On the east side, the hills generally step down to Otay Lake Reservoir and on the west side they step down to Salt Creek. The main objective of the grading concept is to maintain this basic ridge and stepped appearance.

The meandering Olympic Path following the ridge provides access to the playing fields and training facilities. In order to minimize grading, elevation differences of twenty to fifty feet have been maintained between the fields as they step away from the Olympic Path. The athletic housing will be incrementally stepped down toward the Reservoir, providing a peaceful retreat area with spectacular views.

To avoid pollution the potable water supply in the Otay Reservoir with urban runoff; the Athletic Track and Field area will be graded to drain to the southwest. Runoff from these fields will be conveyed across the lowest point of the ridge in an underground storm drain system and discharged into the Salt Creek basin, as described in Section 4.1. of this report.

The preliminary grading concept for the Olympic Training Center is illustrated in Figure 16. Grading of the Olympic site will conform to Chapter 15.04 of the Chula Vista Municipal Code. Special attention will be paid to sloping areas to allow for successful landscaping and revegetation. Slopes in excess of five feet in height will be constructed at maximum gradients of 2 to 1 (horizontal to vertical), and rounded to flatter gradients wherever possible. Graded slopes will be blended into the existing terrain to provide a natural appearance. Erosion potential will be reduced with beams at the tops of slopes, terrace drains and vegetation.

3.5. Parks, Open-Space and Landscape Concepts

Landscaping, outdoor venues and open space will play a major role in creating the aesthetic quality of the Training Center campus. Because actual structures cover a relatively small portion of the site, much of the 150 acres will be dedicated to outdoor activity.

3.5.1. Parks and Open Space

The concept for the Olympic Center landscaping is to maintain an open, campus-like feeling throughout. Because the majority of use on the Olympic Training Center campus is outdoor athletic venues, approximately 82% of the 150-acre site will be retained as visual open space. Fields are stepped down hillsides to minimize grading and to tuck facilities into the gently rolling terrain. Outdoor fields, except field hockey, will be planted with specialized turf grasses. Spaces between all venues will be left as natural as possible.

Two "parks" are planned for the Olympic Training Center site. A private outdoor area will be developed near housing for use by the athletes as their "neighborhood park." A quasi-public green area will be developed adjacent to the Visitors Center. This passive picnic area will be a multi-use turf area for visitors at the site and may be used for outdoor sport exhibitions and other visitor-related activities.

Figure 17 shows the area of the site that will be free of structures, including outdoor venues, "parks' and open space.

3.5.2. Landscape Concepts

The primary goal for the landscaping at the Olympic Training Center will be to enhance and reinforce the aesthetic qualities of the proposed campus setting.

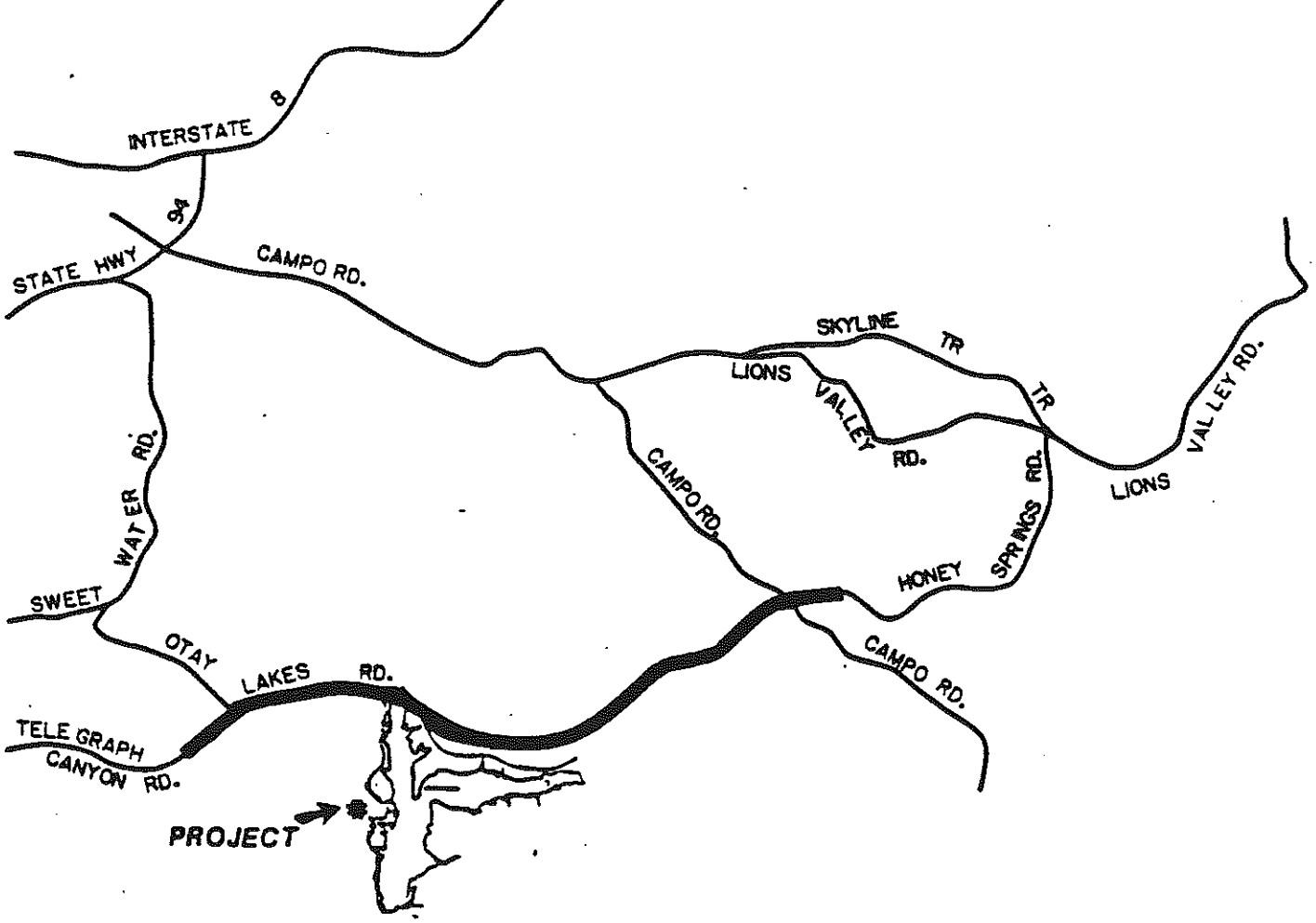
Landscaping will be designed to be compatible with surrounding development and to be complimentary to existing native vegetation. In addition, several more specific goals will be used as guideposts in refining landscape plans:

* to create a landscape plan that will be compatible with the surrounding community
* to use state-of--the-art materials for athletic venues
* to retain an open space feeling throughout the campus
* to use water conserving plant materials wherever possible
* to develop and use a state-of-the-art irrigation system
* to use landscaping as security in areas where the site meets adjacent uses at grade level
* to use landscape to denote special areas onsite, such as areas of interest to visitors and venue addresses
* to delineate the Olympic Path in a special way
* to provide a separate, park-like atmosphere in and around the athletic housing area

Figure 18 shows the Concept Landscape Plan for the site.

The landscape development concept for the Olympic Training Center is depicted on Figure 18. The landscape concept plan is designed to accomplish the goals noted, and to relate to the general landscape guidelines for the Community of EastLake. A series of landscape zones have been defined which vary in development intensity with building density and public visibility. Areas of highest visibility and use occur at the main Entry/Visitors Center and the Operations/Administration area. Formal flowering bedding plants with ornamental shrubs and trees provide these facilities with seasonal color and special recognition.

From the Visitors Center, the curvilinear Olympic Path extends the entire length of the site, connecting it with the Operations Buildings, Sports Medicine/Science Center, athletes housing and athletic venues. This feature is lined with a continuous row of stately 60'-80' high landmark trees (possibly eucalyptus). Periodically along this path, clusters of highly identifiable tree and shrub plantings occur to mark venue



LEGEND

= PREVIOSLY USED CYCLING ROUTE

= EXISTING ROADS IN PROJECT AREA

NOTE: COURSE DISTANCE IS APPROXIMATE

25 MILE CYCLING LOOP

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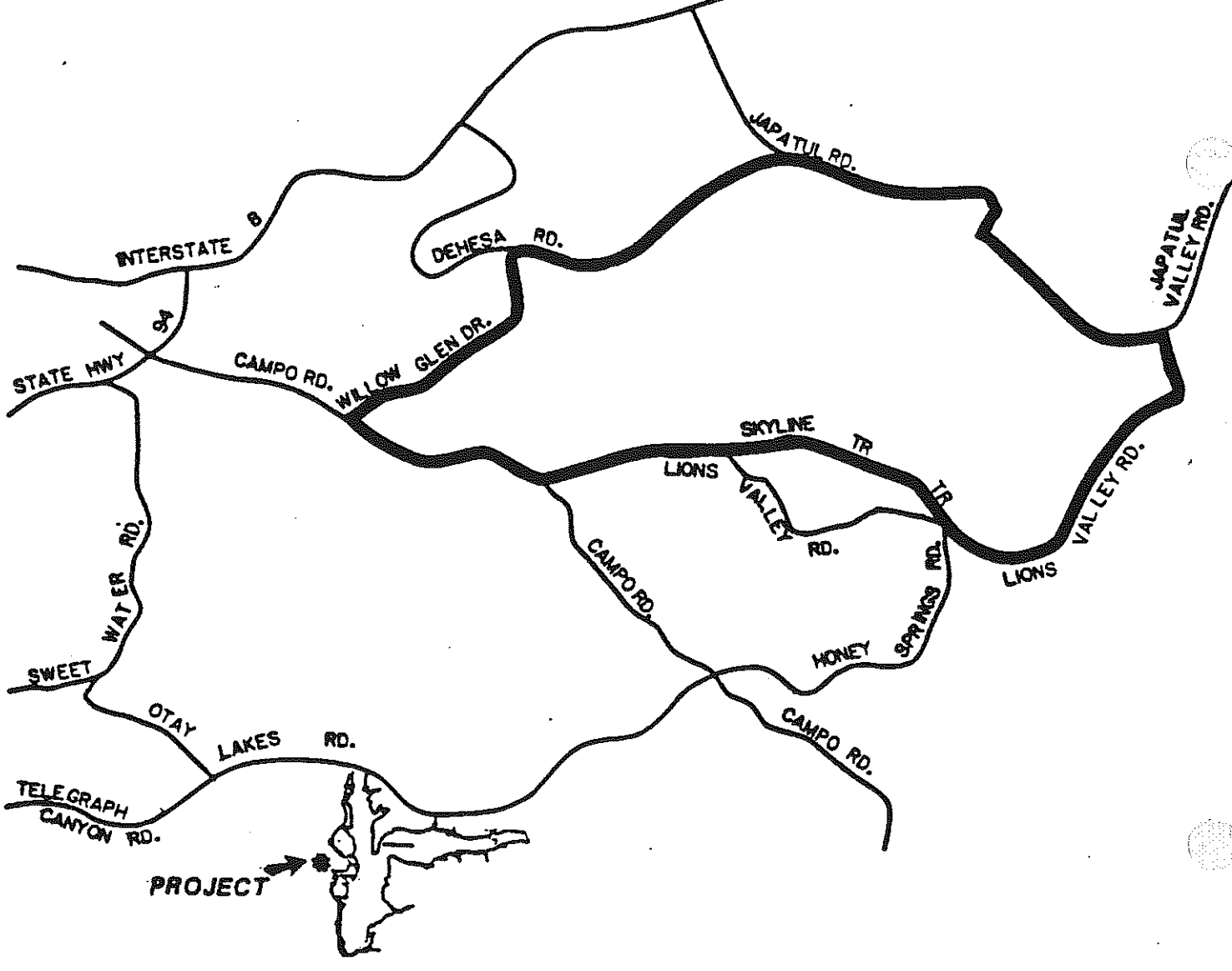
WYA ASSOCIATES LANDSCAPE ARCHITECT
RICK ENGINEERING CIVIL ENGINEER
PATRICK MADDUX GRAPHIC DESIGN
FRANCIS KRAHE LIGHTING DESIGN
URBAN SYSTEM ASSOCIATES TRAFFIC CONSULTANT
THE M'KINLEY GROUP PLANNING CONSULTANT

Figure 11



LEGEND

= PREVIOUSLY USED CYCLING ROUTE

= EXISTING ROADS IN PROJECT AREA

NO SCALE

NOTE: LOOP DISTANCE IS APPROXIMATE

GREAT WESTERN CYCLING LOOP (40 Miles)

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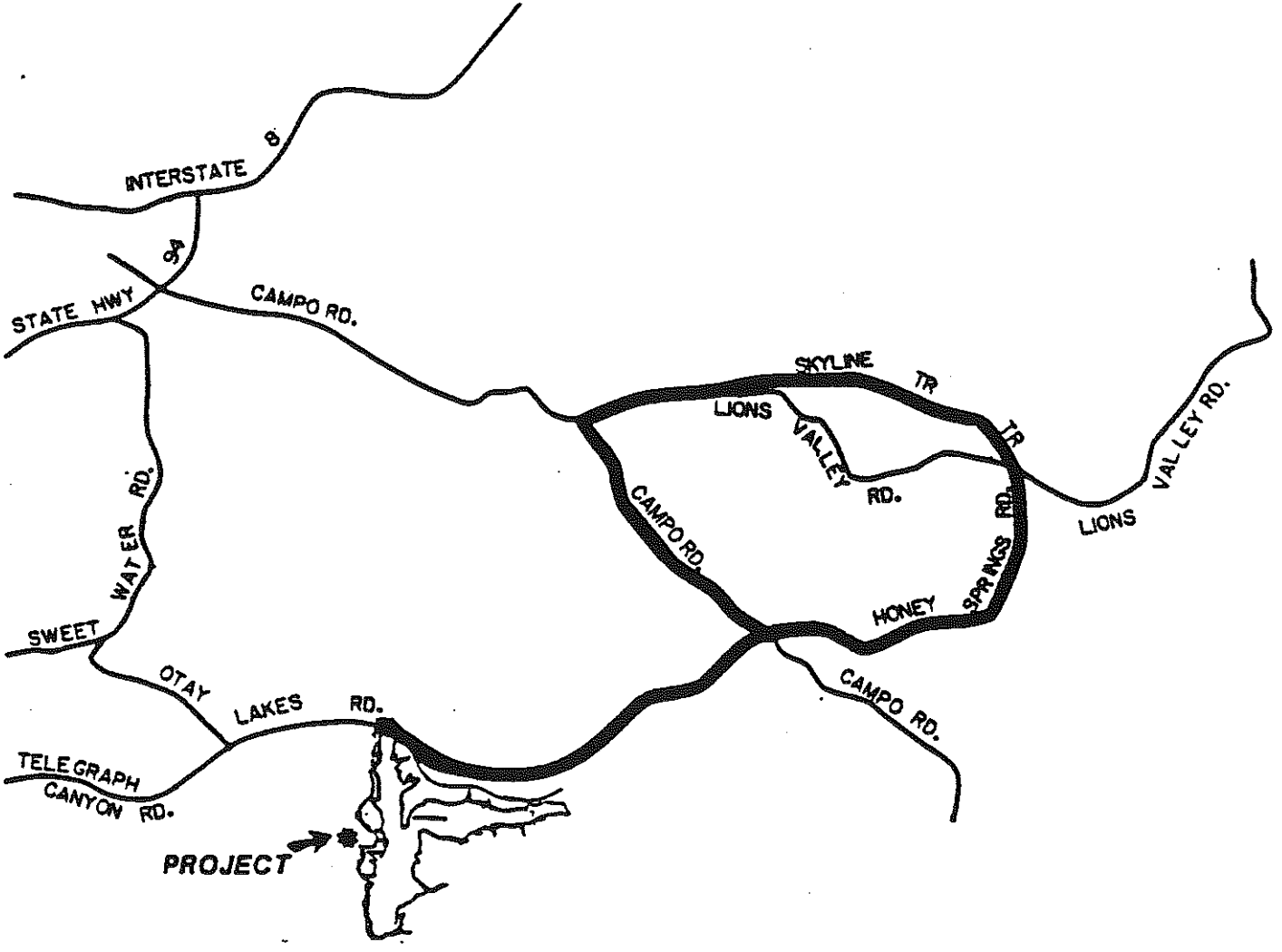
Figure 12



LEGEND

= POSSIBLE CYCLING ROUTE

= EXISTING ROADS IN PROJECT AREA

NOTE: COURSE DISTANCE IS APPROXIMATE

NO SCALE

40 MILE CYCLING LOOP

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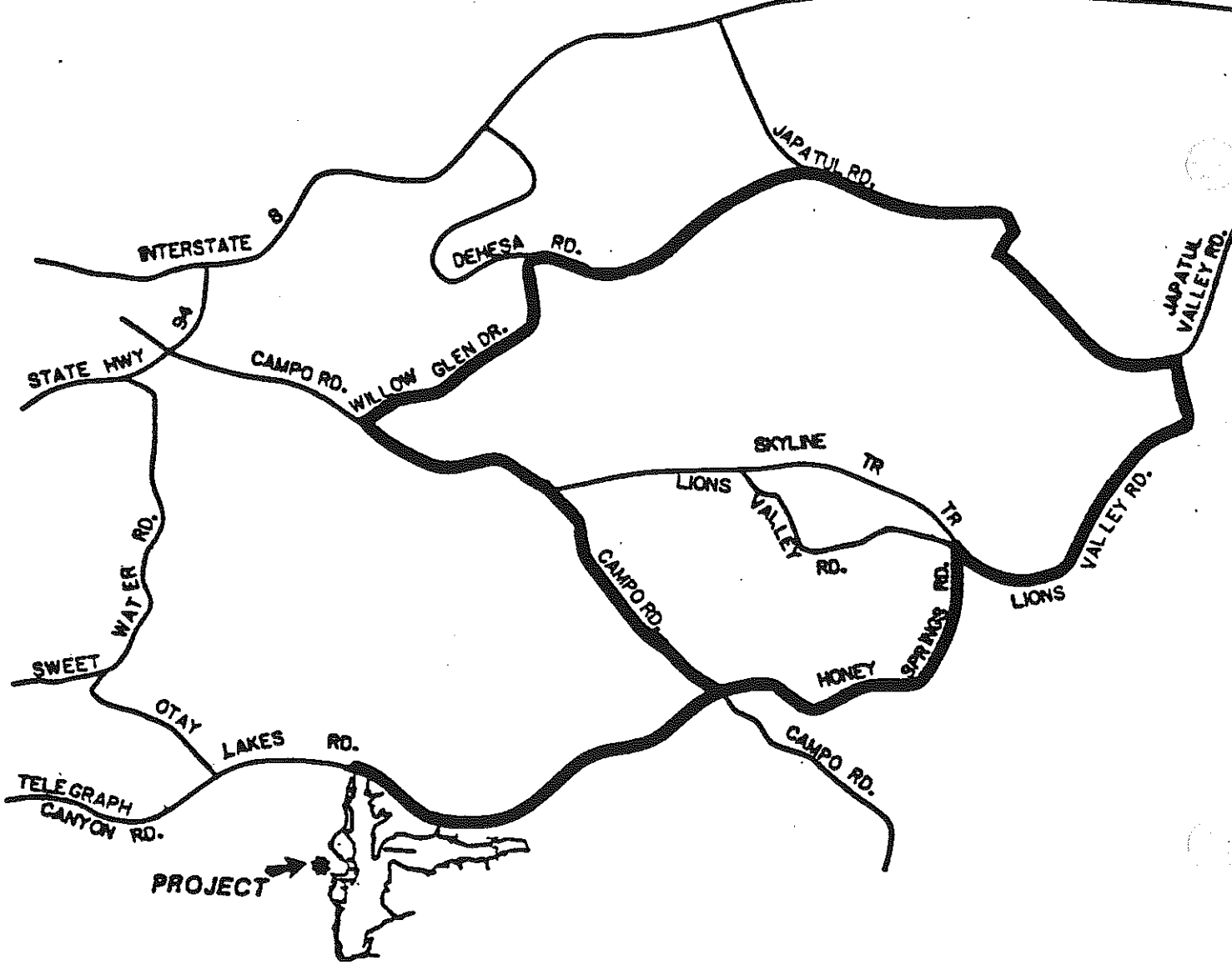
Figure 13



LEGEND

= POSSIBLE CYCLING ROUTE

= EXISTING ROADS IN PROJECT AREA

NO SCALE

NOTE: COURSE DISTANCE IS APPROXIMATE

60 MILE CYCLING LOOP

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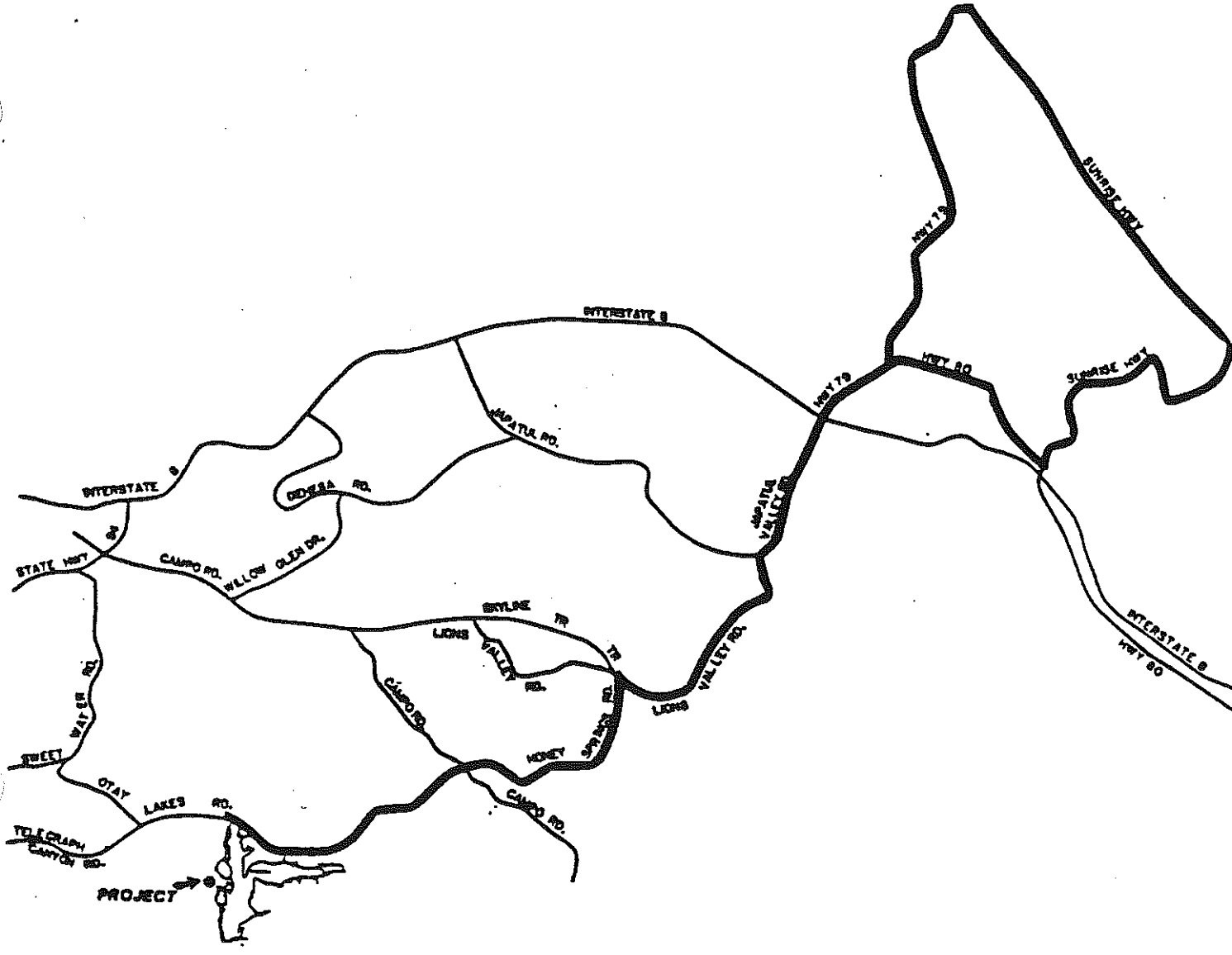
Figure 14



LEGEND

- POSSIBLE CYCLING ROUTE
- EXISTING ROADS IN PROJECT AREA

NO SCALE

NOTE: LOOP DISTANCE IS APPROXIMATE

100 MILE CYCLING LOOP

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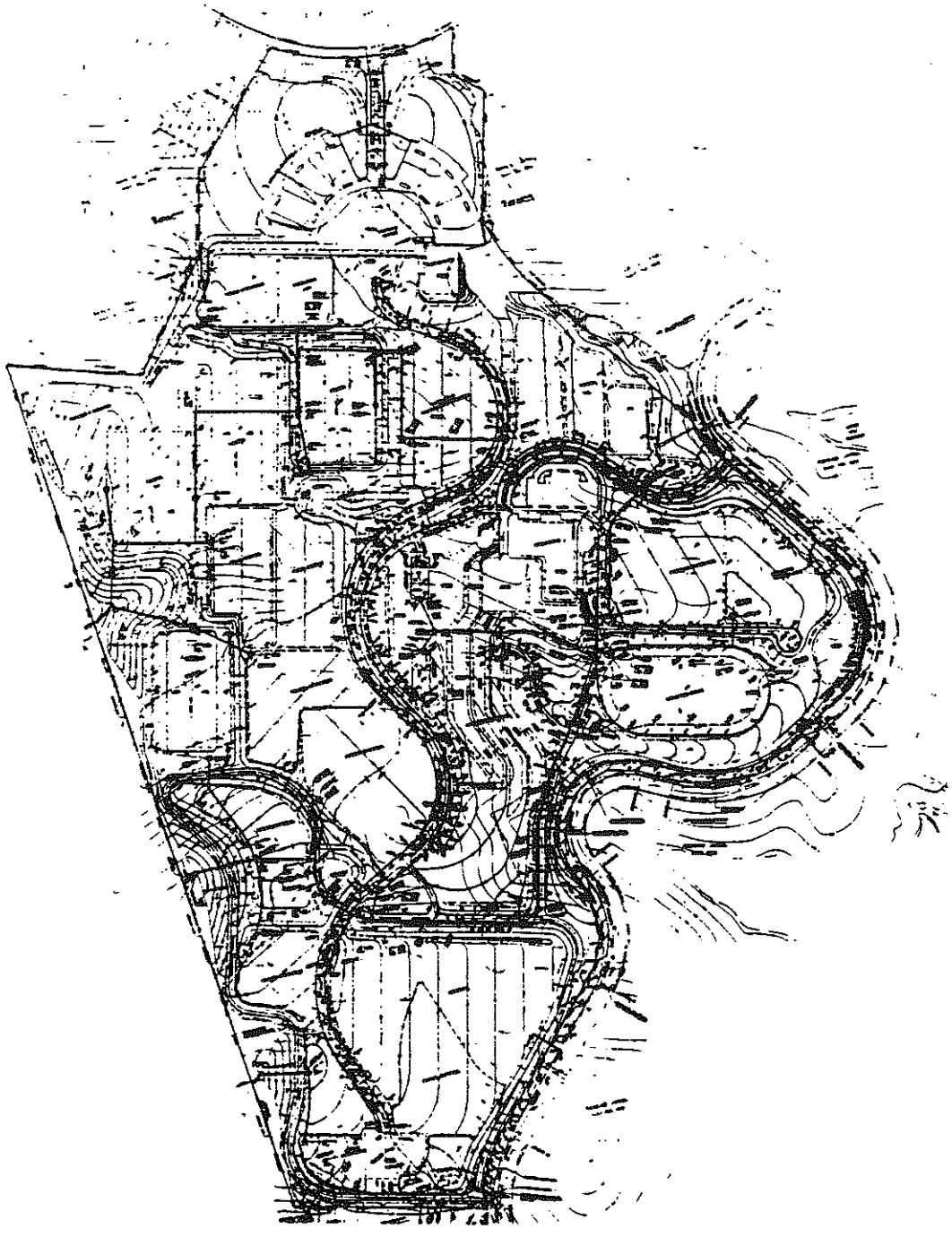
Figure 15



GRADING CONCEPT

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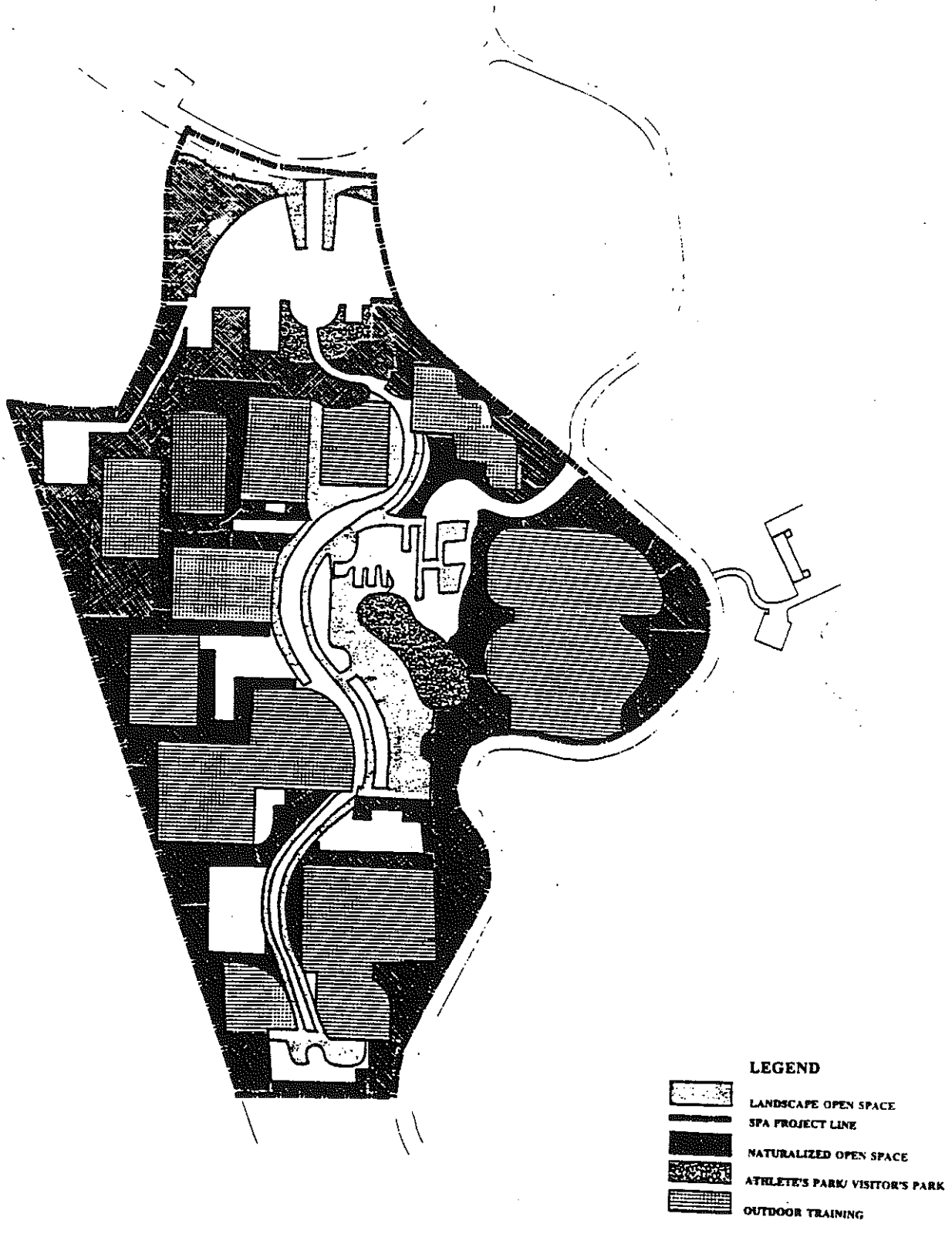
Figure 16



OPEN SPACE PLAN

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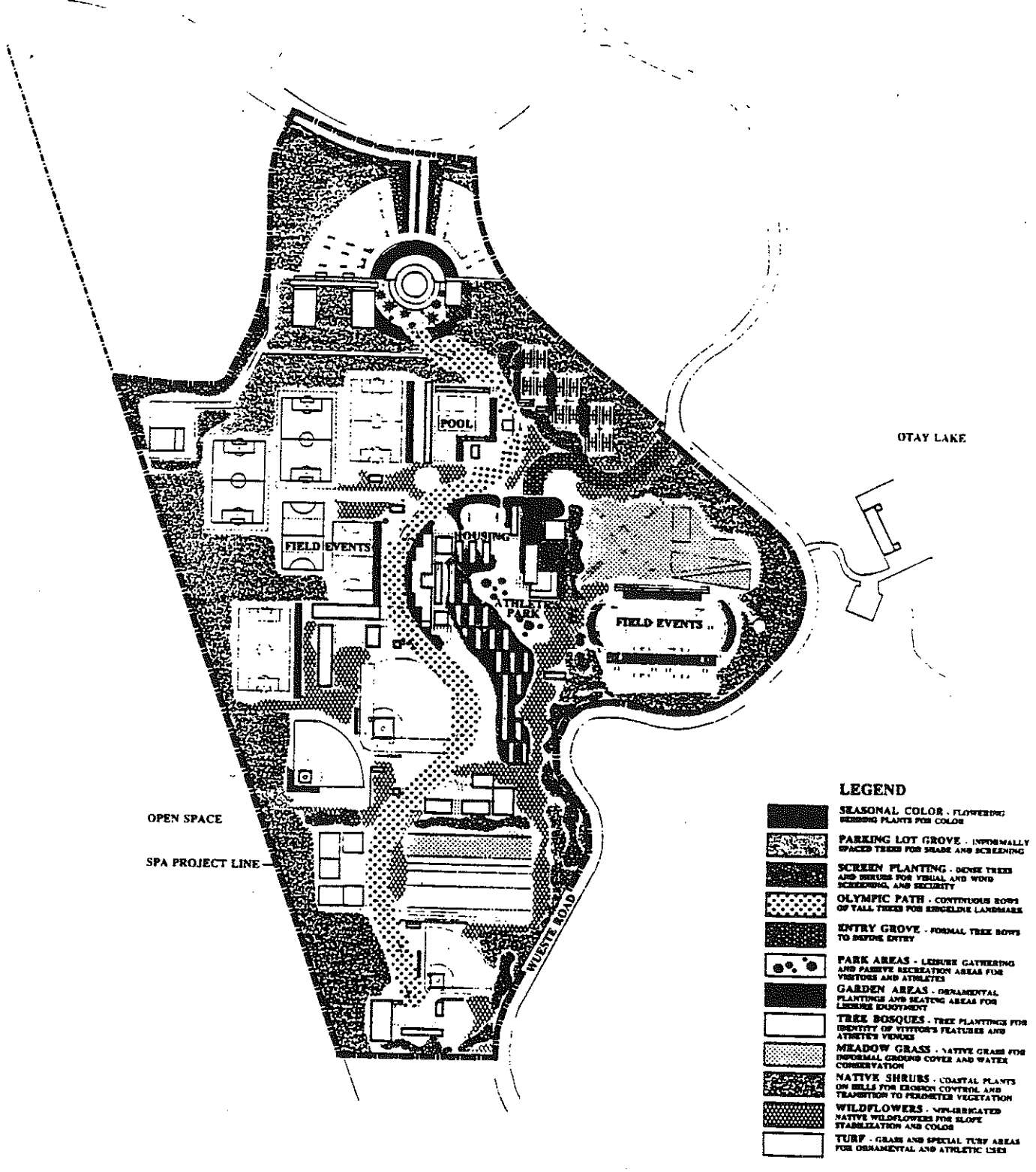
Figure 17



LANDSCAPE CONCEPT PLAN

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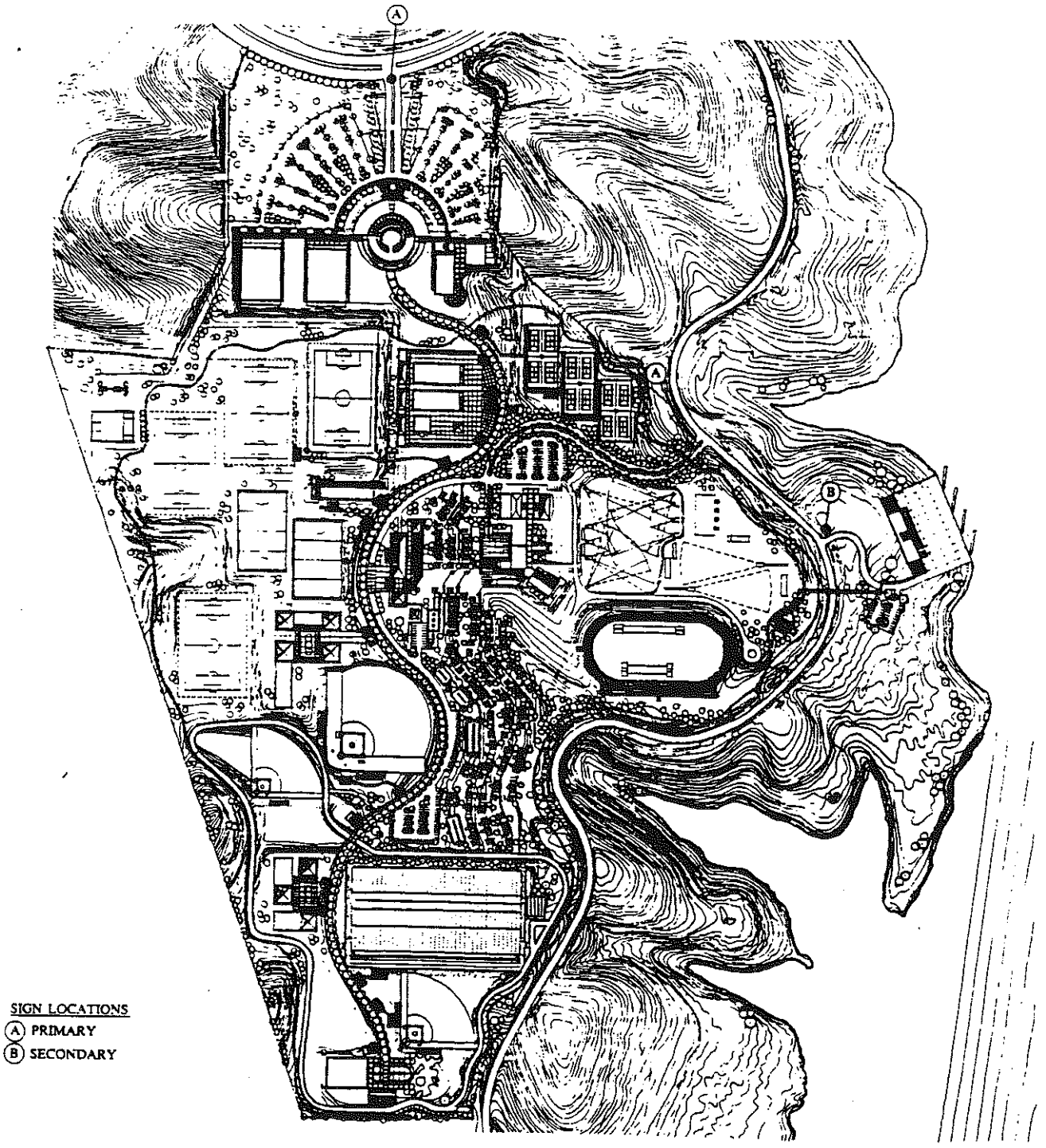
Figure 18



SIGN LOCATION PLAN

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Figure 19

"addresses" and special visitor facilities. The Sports Medicine/Science Center's prominent location along this spine also incorporates ornamental planting elements.

Athlete housing is located downhill from the Sports Medicine/Science facility and is planned as a quiet area, secluded from visitors and a athletic training facilities. The spaces between and around the residential structures will serve as a garden patios and private retreats. To the east of the housing, between it and the Dining Building, a neighborhood park space is provided for informal gatherings. This area contains walking paths and an amphitheater. Native and naturalized plantings will be used here and elsewhere to stabilize potential soil erosion. In other large, remote areas and canyons, non-irrigated native wildflower meadow mixes will provide expanses of color and transition to surrounding open space.

In an effort to achieve the goal of providing state-of-the-art athletic training facilities at the Olympic Center, special design provisions will be required for outdoor venues. Input from the NGB's of each sport will dictate special turf requirements, including meadow grasses at field events and artificial turf at field hockey facilities. Fire retardant plant materials will be considered in areas of high risk. Throughout and around the site, screen plantings will be strategically located to provide visual and wind protection as well as security buffers. Also, for health reasons, specified plant material throughout the site will be chosen from species and varieties that ensure minimal allergic response.

3.5.3. Irrigation Guidelines

The potential exists for the use of reclaimed water for irrigation of playing fields and landscaped areas throughout the Olympic Training Center campus. Careful consideration of drainage patterns will be necessary in designing the system. It is expected that reclaimed water will not be used for any areas that will drain into the Otay Lakes drainage basin, to avoid potential contamination of the potable water resource at Otay Reservoir. All venues located on the western side of the ridgeline, and those fields on the eastern portion of the property which will be graded to drain southwest into Salt Creek will be candidates for use of reclaimed water.

The conceptual irrigation system for the Olympic Training Center maximizes water conservation by utilizing minimum ground water and allowing minimum percolation of water into the soil. The irrigation system will potentially be separated into two pressure zones, serving two drainage basin areas. A central computer will be specified to assist in monitoring irrigation water usage. The computer will be the heart of the operations, maintenance and monitoring programs for the project, providing maximum efficiency from the irrigation system. This system will control the operation of valves and sprinklers, and will monitor water flow and pressure, pump operation, fertilizer/chemical injection, and a weather station.

A Water Management Plan will be developed and submitted with landscape plans as part of the Precise Plan for the Olympic Center Phase I. The system manager will prioritize schedules and irrigation pumping rates according to the Plan. The overall system will have the capability to segregate various parts of the system into separate schedules according to dry or wet conditions. The weather station will assist the computer in adjusting sequence according to evapotranspiration rates. On terrain such as exists at the Olympic Training Center site, it is imperative that elevation changes be properly addressed so there is no chance for water to be wasted due to high-pressure surges. Pressure regulating valves will therefore be utilized to assist in keeping water pressures in the piping system to safe, minimum levels.

3.6. Graphics and Signage

Signage and graphics will play an important role at the Olympic Training Center. In addition to providing a useful and necessary tool, signs and graphics can create a feeling of warmth and excitement, and give expression to the mood of the activities taking place onsite. The ultimate goal of the signage standards incorporated into this Plan is to allow for signage and graphics to contribute to the environment envisioned for the Center. These standards are an attempt to set forth the following objectives:

* To provide a major central focal point of identification for the entire facility
* To provide low-key yet sufficient perimeter identification for the entire facility
* To allow adequate off-street traffic and parking signs to promote safe and efficient flow of vehicular traffic
* To allow adequate informational and directional signs to promote an even flow of pedestrian traffic
* To allow sufficient exterior signs for the clear identification and effective operation of each building and facility
* To insure that the exterior signs for each facility contribute to the aesthetic integrity of the Center

At the Olympic Training Center, signing is considered and integral part of the overall Masterplan development. All signage at the Training Center will be designed to coordinate with the overall community design standards developed by EastLake. While recognizing that no signage guidelines can be completely comprehensive, the major types of signing that the Center will require are anticipated to fall within the following categories:

A. Permanent Signs
   1. Primary identification signage
   2. Secondary identification signage
   3. On-property traffic signage
   4. Building address signage
   5. Donor Signage
   6. Training area signage

B. Temporary Signs
   1. Construction signage
   2. Seasonal/special even signage

3.6.1. Permanent Signs

Figure 19 shows the location of Primary and Secondary identification signs planned for the Olympic Training Center. Primary project monument signs will be located at the visitors entrance on Orange Avenue and at the athletes entrance on Wueste Road. Monument signs will be either building attached or mounted on ground support bases and located within the boundary of the Training Center property. These signs will be maintained by the United States Olympic Committee.

Secondary perimeter signs identifying alternate entrances to the Center will be located as needed on Orange Avenue and Wueste Road.

On-property traffic signs are intended to direct the flow of vehicular and pedestrian traffic within driveways, walkways and parking areas. Informational and directional signs will direct traffic to significant features of the Center and to sector parking entrance/exit location.

Building address numerals will be of a size and form consistent with surrounding identification signage and be of materials consistent with the building to which they refer. Numerals will be visible form the appropriate walkways and will not appear to be the dominant graphic device on the facade of any building.

Donor signage identifying contributors to the Center may be free-standing or building mounted, whichever is appropriate. The size and form of each donor sign will be determined by the San Diego National Sports Training Foundation and/or the USOC.

Training area signs will be located at the various sports venues. They will be both informational and decorative, but low key in nature. Donor signs can be incorporated with the training area signs, if appropriate. Only one training area sign per sport is planned.

3.6.2. Temporary Signs

Temporary construction signs will denote the lending institution, donor(s), architect, engineer, contractor, designer and/or developer of the project during construction periods. These signs will be subject to approval for specified periods of time.

Cooperative seasonal or special event signage will be permitted at the Olympic Training Center. These temporary signs will denote special events at the Center, celebrate occasional Olympic-related activities, mark locations of onsite competitions and/or depict home states or countries of visiting athletes. Flags and banners will be considered appropriate signage in this category.

3.6.3. General Guidelines

Because identification signage is considered an integral part of the Olympic Training Center project, all signs must meet the general goals, objectives and intent of the signage program. Variations from restrictions will not be permitted. In addition, except for donor/sponsor signage, no signage will be permitted that does not directly relate to the services or function of the Center's activity.

The design of all permanent and temporary signs will meet a uniform standard established by the San Diego National Sports Training Foundation and the USOC. No signs, either permanent or temporary, will be allowed to use the United States Olympic logo without direct, written consent of the USOC. All signs will be governed by the rules and regulations of the affected government agencies, the EastLake Planned Community Development Guidelines and the USOC.

The following signs will not be permitted under any circumstances:

- Roof signs
- Free standing ground signs except as allowed they these Guidelines
- Time and temperature signs
- Large flashing, revolving, moving, animated or rotating signs
- Political advertising signs
- Wind signs

3.7 Lighting Design Guidelines

Exterior lighting will be provided to complement the landscape design and architecture and provide a safe and secure environment for pedestrians, cyclists and motorist throughout the Olympic Training Facility.

The intent of the lighting design is to create a nighttime character which will reinforce the image of the facility as a home for athletes in training. Further, the lighting system will provide appropriate illumination for visitors and spectators at the complex for special events.

As with landscaping and signs, lighting is an important element contributing to the identity and unity of the site. To reinforce identify and unity, all exterior lighting will, whenever possible, be consistent in height, spacing, color and type of fixture throughout the project.

3.7.1 General Onsite Lighting Parameters

Onsite lighting includes lighting for pedestrian and vehicular circulation, parking areas, building exteriors, services areas, landscaping, security and venue lighting for training and special events.

All exterior onsite lighting will be shielded and confined within the site boundaries. No direct rays or glare will shine onto public streets or adjacent property.

3.7.2 Vehicular and Pedestrian Circulation and Parking Area Lighting

All pedestrian and vehicular circulation, and parking lot lighting will use zero degree cut-off fixtures (fixtures which do not allow any light above a horizontal plane passing through the fixture). Fixtures will be mounted at a uniform height.

Maximum fixture height above grade for roadways and parking areas will be as follows:

Vehicular Circulation:	30'
Parking Area:	25'

Lighting used in pedestrian circulation areas where security is an issue will employ a light source that will accurately render color.

3.7.3 Architectural and Accent Lighting

Architectural lighting is encouraged to promote nighttime identity and character as well as to provide a secure environment. All exterior architectural lighting will utilize indirect or hidden light sources. Acceptable lighting includes wall washing, overhead down lighting and interior lighting that spills outside.

Unique lighting may be used to feature architectural elements, landscaping, entries and pedestrian areas, provided it is compatible with adjacent site lighting. Accent lighting used in landscaping and pedestrian areas shall employ light sources that will accurately render plants, lawns and skin colors.

3.7.4 Athletic Field Lighting

Training lighting of athletic fields for night use will be permitted. The fixtures will be equipped with timing devices where feasible, and be shielded and/or focused to minimize light pollution.

Lighting for athletic fields may remain on until 11:00 p.m. For special activities that continue past 11:00 p.m., lights may remain on until the scheduled even is over.

3.8. Architecture and Community Relationships

Architecture at the Olympic Training Center promises to be a unique blend of quiet resoluteness and Olympic serendipity. Development of a nationally recognized facility provides a unique opportunity to create something very special. The challenge to design an exciting architectural environment reflecting the thrill and mood of the Olympic movement will, nonetheless, be combined with recognition that the Training Center must respect its location a well-designed masterplanned community and develop in a style that is not inconsistent with its neighbors.

Many of the indoor athletic facilities will be simple structures, dictated by the uses contained therein. Athlete housing will blend in with the southern California terrain and remain much in character with the surrounding community of EastLake.

The visitors facility at the north end of the site will be the most architecturally prominent. Planned to be a sophisticated piece of design, it will be unique in character and promises to become a regional landmark. Although great architectural focus will be on the Visitor Center, it too will need to blend with the residential neighborhoods across Orange Avenue and with the commercial centers to its west and east.

4.1. Storm Drain System

In its natural condition, the Olympic Training Facility property is divided into two drainage basins. Approximately 50 acres of the site is located in the Otay Lakes Basin and 100 acres lies within the Salt Creek Basin. To avoid polluting the potable water supply in Otay Lake Reservoir with urban runoff, the majority of the area within the Otay Lake Basin will be graded away from the reservoir. The runoff from this area will be conveyed in an underground storm drain system across the lowest point of the ridge and discharged into the Salt Creek Basin.

Runoff from areas west of the ridge will be collected in three systems and discharged into three different natural streams west of the property boundary. The proposed storm drain system is illustrated in figure 20.

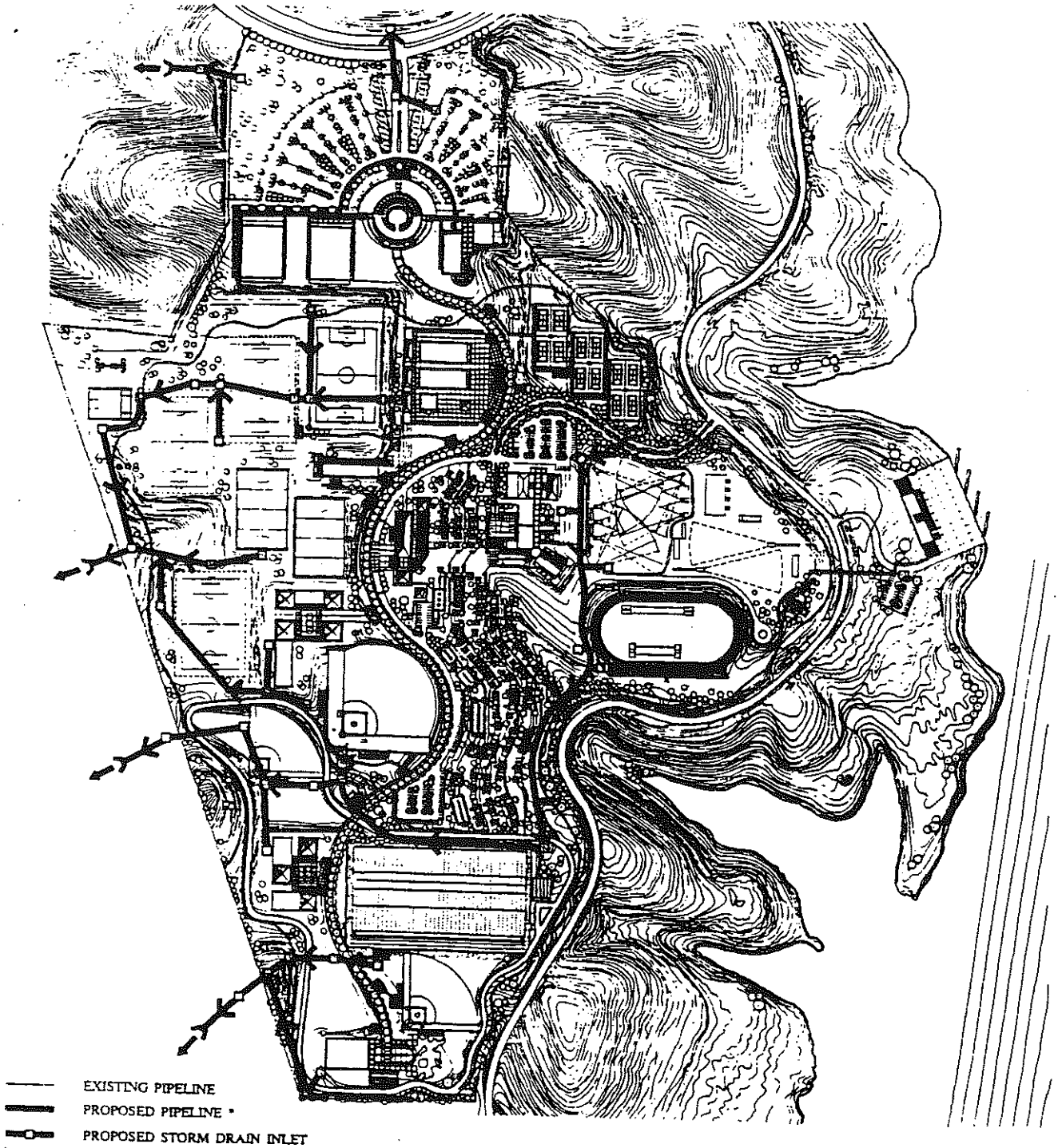
4.2. Sewer System

When Orange Avenue is constructed, wastewater generated by the Olympic Training Center will be sewered into a system to be installed by the EastLake Development Company in Orange Avenue at the north boundary of the site. The Orange Avenue System will be temporarily sewered into Telegraph Canyon Road with a series of temporary pump stations. Long-range plans call for the Orange Avenue System to sewer to the future Salt Creek treatment facility or offsite lines. (A complete discussion of the offsite sewer system is provided in the EastLake III Water/Sewer System Study prepared by NBS Lowry).

Until Orange Avenue is available, a temporary sewer line will extend directly from Telegraph Canyon Road to the site and a temporary pump station will be constructed prior to occupancy of Care Facility buildings or sports venues.

The planned collection system which will be completed with the initial construction activity for the Core Facilities for the Training Center is shown on Figure 21. One pump station will be required to move the wastewater generated in the south half of the site over the hill and into the system which then gravity flows to Orange Avenue. A second pump station will be located at the Olympic Boathouse, adjacent to Lower Otay Lake outside the SPA boundaries. It is anticipated that the future park area to the south of this site, and potentially the existing County and City of San Diego public facilities located on Otay Lake Reservoir, will tie into this system. It is therefore proposed that this system be constructed and maintained as part of the public sewer system.

The Average wastewater flow for the Training Center is 0.14 mgd, as shown in Table 4.A.



STORM DRAIN SYSTEM

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SAN DIEGO

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UNITED STATES OLYMPIC COMMITTEE

MAY 1990

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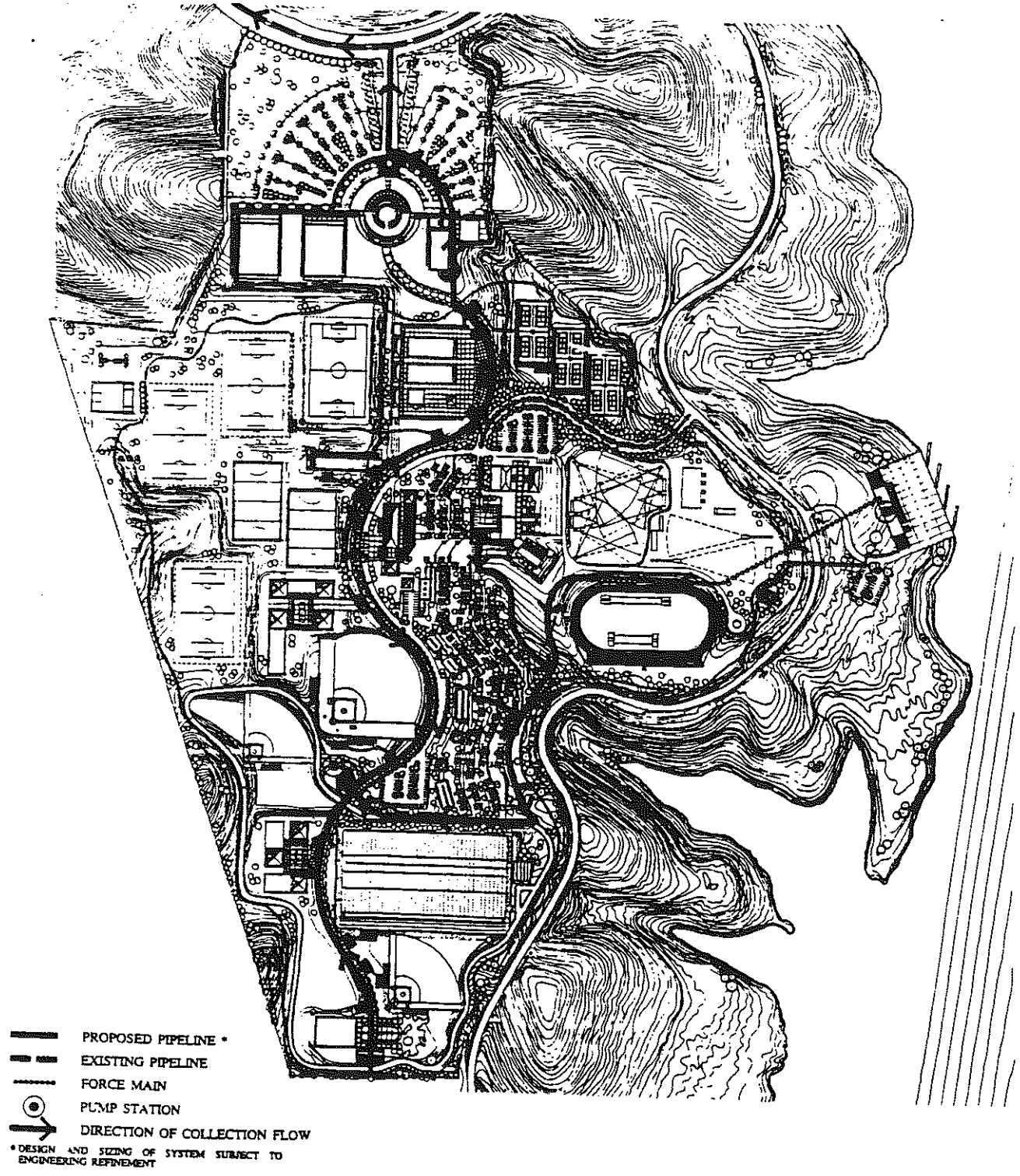
RICK ENGINEERING CIVIL ENGINEER
PATRICK MADDUX GRAPHIC DESIGN
FRANCIS KRAHE LIGHTING DESIGN
URBAN SYSTEM ASSOCIATES TRAFFIC CONSULTANT
THE M'KINLEY GROUP PLANNING CONSULTANT

Figure 20

TABLE 4.A

AVERAGE WASTEWATER FLOW

LAND USE	UNITS	DEMAND FACTOR	DEMAND (mgd)
Athletic Residences	1,000 people	80 gal/capita/day	0.08
Training Facilities	81 EQD	80 gal/capita/day (3.5 people/EQD)	0.02
Support Facilities	12 acres	80 gal/capita/day (43.7 people/acre)	0.04
TOTAL ESTIMATED AVERAGE FLOW			0.14



SEWER SYSTEM

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Figure 21

4.3. Water Systems

The Olympic Training Center is planning for the use of both domestic and reclaimed water on site.

4.3.1 Domestic Water Supply

The Otay Water District is responsible for water supply to the Olympic Training Center. The site will ultimately be served by a water system in future Orange Avenue. An interim water main will be constructed with the OTC Core Facilities, extending service directly from Hunte parkway. The permanent facility in Orange Avenue will be constructed by Eastlake Development.

Fire flow requirements will be determined using Appendix 111-A of the Uniform Code, 1988 Edition. The maximum requirement on this site is 2,500 GPM.

The average annual domestic water demand for the Training Center is estimated to be 0.65 MDG, as calculated in Table 4.B. This is reduced to 0.25 MGD if reclaimed water is used for irrigation of landscaped areas and playing fields.

Figure 22 depicts the proposed domestic water system. It is anticipated that in addition to serving the Olympic site, this system will eventually serve the proposed future public park to the south. (A detailed analysis of the water supply requirement and planned facilities is contained in the EastLake III Water System Study prepared by NBS/Lowry).

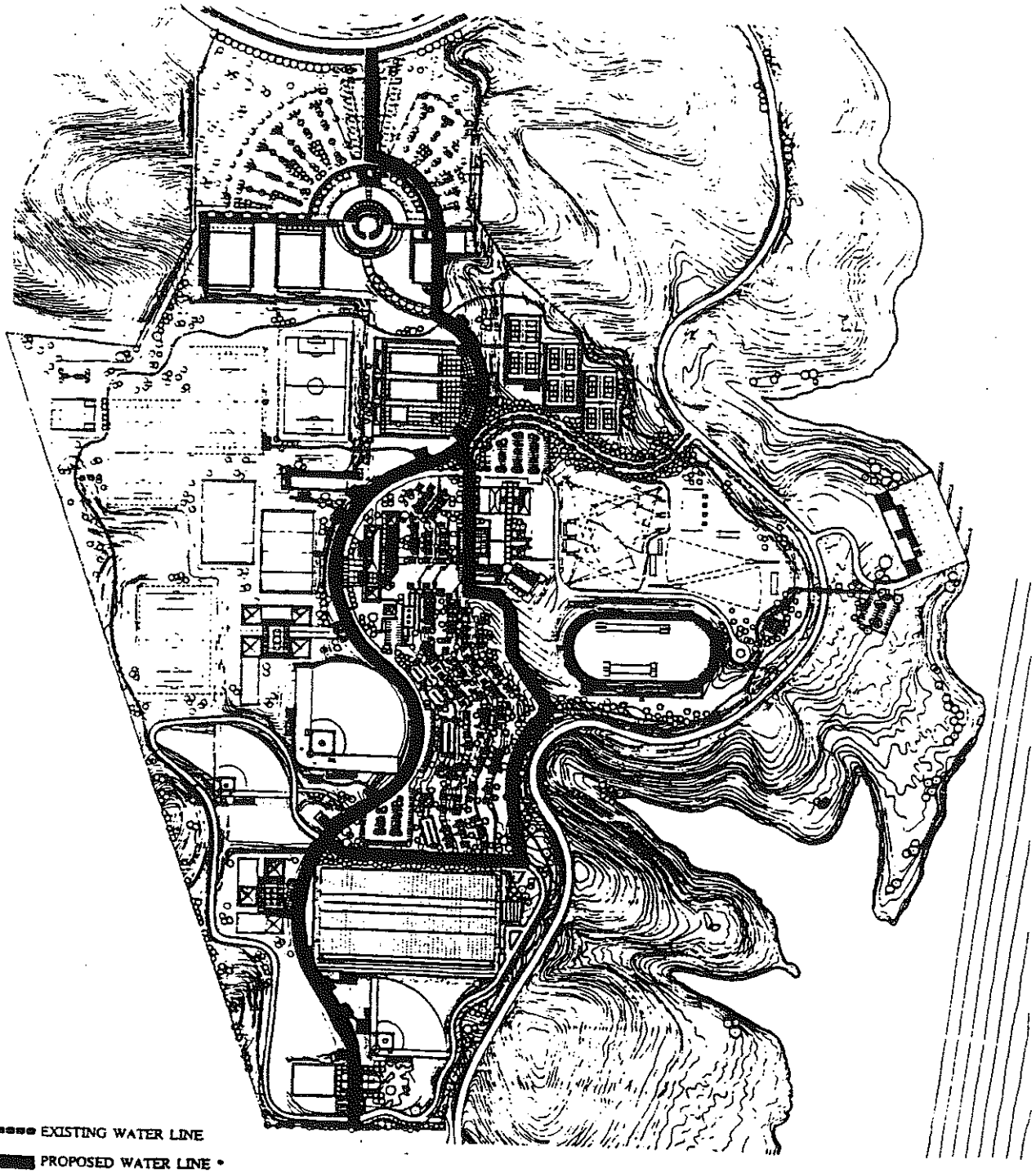
4.3.2. Reclaimed Water

The use of reclaimed water for irrigation is being considered for the Olympic Training Center. Transmission mains are being constructed by EastLake Development Company from the Jamacha reclamation plant though the EastLake Greens project to Orange Avenue; however, availability of water for the Olympic Center has not yet been determined. At present the Jamacha plan is supplying 1.2 MGD. The irrigation demand for this project is estimated to be 0.4 MGD. The long-range plan calls for the Jamacha plant to be upgraded to supply 2.6 MGD of reclaimed water. Additionally, a new reclamation plant is being studied for construction in the Salt Creek area, southwest of the Olympic Training Center site.

Because contamination of the potable water supply in Otay Lake Reservoir is a major concern, a reliable irrigation maintenance program will be essential to avoid system failure. (Section 3.5.3. discusses irrigation system concepts in more detail).

Furthermore, the health and safety aspects of the use of reclaimed water on playing fields that will have direct human contact must be carefully reviewed and conform to current health regulations

Figure 23 illustrates the proposed reclaimed water system for the Olympic Training Center.



DOMESTIC WATER SYSTEM

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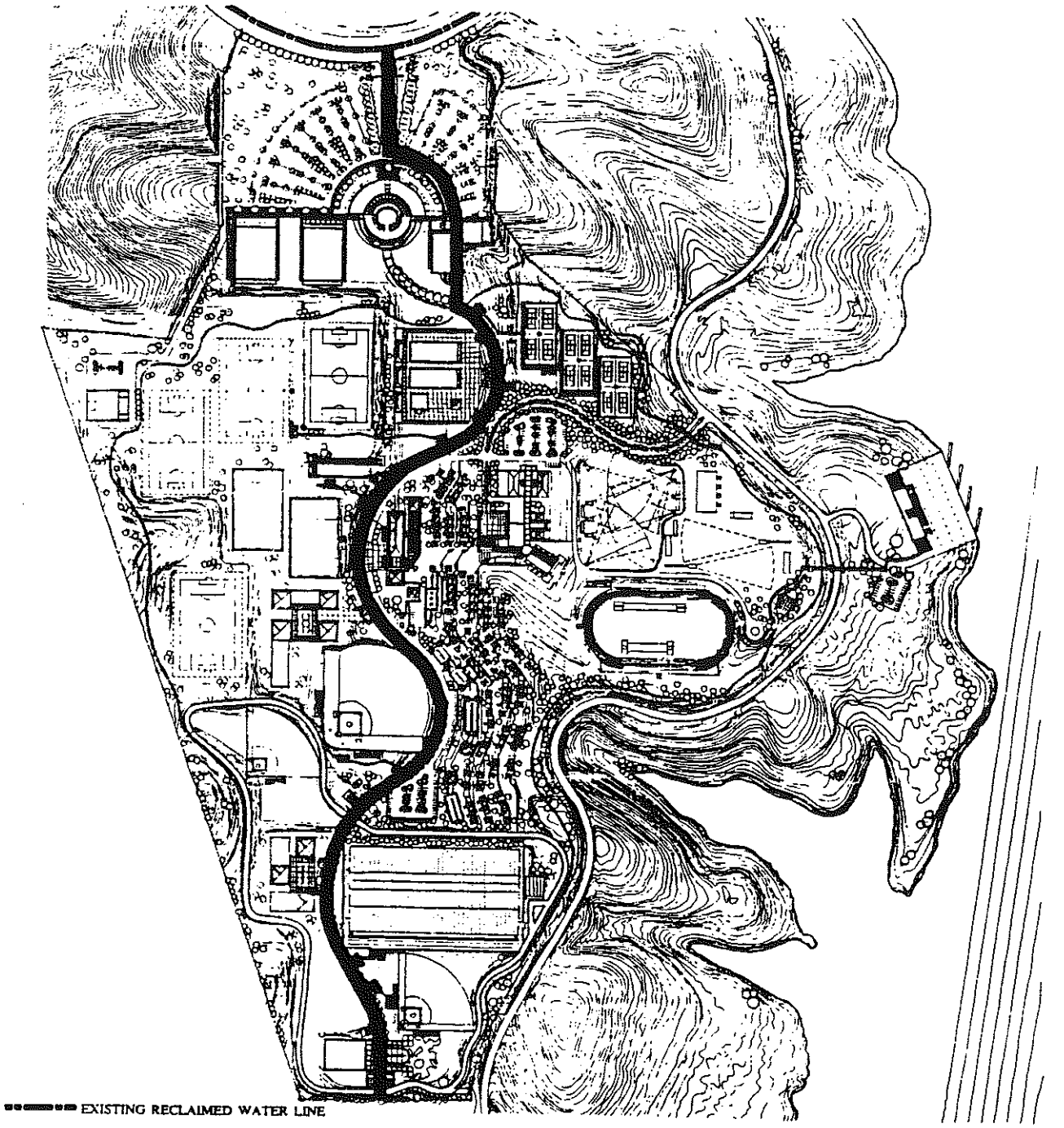
Figure 22



RECLAIMED WATER SYSTEM

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FIGURE 23

TABLE 4.B

AVERAGE DOMESTIC WATER FLOW

LAND USE	UNITS	DEMAND FACTOR	DEMAND (mgd)
Athletic Residences	1,000 people	150 gal/capita/day	0.15
Training Facilities	81 EQD	150 gal/capita/day (3.5 people/EQD)	0.04
Playing Fields and Landscaped Areas	100 acres	4,000 gal/acre/day	0.40*
Support Facilities	12 acres	5,000 gal/acre/day	0.06
TOTAL ESTIMATED AVERAGE FLOW			0.65

*If reclaimed water is used for fields and landscape areas, domestic water demand will drop to an estimated 0.25

4.4. Public Safety

The City of Chula Vista operates under a service threshold and standards policy in determining the adequacy of the provision of public safety to a new project. If existing police, fire and medical emergency services cannot be provided at the designated standard, new development must provide alternative methods to bring the project into conformance and or seek an exemption from the thresholds policy.

4.4.1. Security

The nearest police station to the Olympic Training Center is located in downtown Chula Vista. Response times to this area from downtown would vary widely, from 7-20 minutes depending upon the circumstance and type of call received. Citywide thresholds call for a 5 - 7 minutes emergency response time.

The USOC, who will operate the Training Center, will provide year-round, 24-hour private security for the entire campus. Professionally trained, USOC retained security personnel will utilize camera surveillance and onsite patrols. Special consideration for security will be given to the design of athletes housing and indoor training complexes.

The USOC will enter into an agreement with the City of Chula Vista which will provide that USOC security personnel may detain offenders until such time as the City police can arrive on the scene.

4.4.2. Fire and Emergency Medical Service

Initially, the temporary Eastlake Fire Station, located at 975 Lane Avenue will serve as the first-in respondent to fire and emergency medical calls from the Olympic Training Center. Second-response units will be available from the City fire station located at Otay Lakes Road and East "H" Street. City project guidelines for fire service, which target as first-in travel time to sprinklered, special risk sites of 5.7 minutes and a second-in time travel time of 8.7 minutes, will be met by the existing facilities to be located in both the Salt Creek development and in the Otay Ranch area west of the Otay Reservoir.

Medical emergency service will be augmented by the Sports Medicine/Science facility onsite. Personnel trained in emergency medical services are expected to be onsite and available 24 hours a day. These personnel include the Sports Medical Trainers employed by the USOC. A minimum of three to five trainers are onsite during daytime operation. At least one trainer is onsite, on-call at all times. All USOC Sports Medicine Trainers have master degrees or are master candidates in sports medicine; all are required to be nationally certified in Sports Medicine, which involves CPR training and emergency medical training beyond the paramedic level.

4.5. Schools

The Community of EastLake is served by the Chula Vista Elementary and Sweetwater High school District. Although the entire Community, including the Olympic site, is included in a Mello-Roos Community Facilities District which levies a special tax for school capital construction, it is not expected that the USOC will impact the local School District. With few possible exceptions, athletes who will live and train at the Center year-round are expected to be beyond high school age. Younger athletes living at the Center will be attending shorter term camps and training programs, or training for short periods to prepare for special events. Sports Training representatives are currently discussing school impacts with both Districts.